

IN THE MATTER OF
MARGARET GEIGAN AND MONICA GEIGAN
LEGAL OWNERS AND PETITIONERS FOR
SPECIAL HEARING AND VARIANCE ON THE
PROPERTY LOCATED AT 213 GLIDER DRIVE

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 18-252-SPHA

* * * * *

ORDER OF DISMISSAL

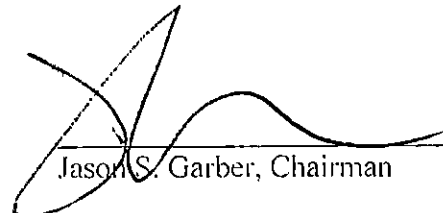
This matter comes to the Board of Appeals by way of an appeal filed by Peggy Burley, Shirley Burley, and Sharon Burley, Protestants and Appellants, from a final decision of the Administrative Law Judge dated June 8, 2018, in which the requested zoning relief was granted with conditions.

WHEREAS, the Board is in receipt of a letter of voluntary withdrawal of appeal filed on September 11, 2018, by Peggy Burley, Shirley Burley, and Sharon Burley, Protestants/Appellants (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Petitioner /Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of September 11, 2018,

IT IS ORDERED this 18th day of September, 2018 by the Board of Appeals of Baltimore County that the appeal taken in Case No. 18-252-SPHA be and the same is hereby **DISMISSED** with prejudice.

BOARD OF APPEALS
OF BALTIMORE COUNTY


Jason S. Garber, Chairman



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

September 18, 2018

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

Peggy E. Burley
Shirley Burley
Sharon Burley
211 Glider Drive
Baltimore, Maryland 21220

Re: *In the Matter of: Margaret Geigan and Monica Geigan – Legal Owners*
Case No.: 18-252-SPHA

Dear Messrs. Schmidt and Burley:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review** filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script, reading "Sunny Cannington-Hay".

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Duplicate Original Letter
Enclosure

c: Margaret Geigan
Monica Geigan
Office of People's Counsel
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Arnold Jablon, Deputy Administrative Officer, and Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
Michael E. Field, County Attorney/Office of Law

Krysundra Cannington

From: Baltimore County Faxcom System <Faxcom@baltimorecountymd.gov>
Sent: Tuesday, September 11, 2018 4:57 PM
To: Appeals Board
Subject: Fax Received From: 4106877065
Attachments: 7825091118.PDF

This message was sent via the Baltimore County Government Faxcom fax System.

-----Fax Reception Report-----

Result: All pages received OK

Pages Received:003

Received: 09/11/18 16:56

Connect Time: 00061

Sender TSID:

From: 4106877065

Destination DID: 4108873182

Your fax is attached as a PDF image.

September 11, 2018

In The Matter Of: Margaret Geigan and Monica Geigan

213 Glider Drive

15th Election District, 6th Councilmanic District

Case#18-252-SPHA



Andrea Van Arsdale, Direct/Department of Planning

Arnold Jablon, Director/PAI

Lawrence M. Stahl, Managing Administrative Law Judge

Micheal E. Field, County Attorney/Office of Law

Nancy C. West, Assistant county Attorney/Office of Law

Office of People's Counsel for Baltimore County

We the Protestant/Appellants: Peggy Burley, Shirley Burley and Sharon Burley
wish no longer to pursue this case.

We are requesting a dismissal concerning this case.

We do appreciate the effort on behalf of the Geigan's to protect our adopted son
from their pitbull.

Sincerely,

Peggy E. Burley

Peggy E. Burley
Shirley Burley

Shirley Burley
Sharon Burley

Sharon D. Burley

Office DEPOT OfficeMax[®]

complimentary fax cover sheet

number of pages including cover sheet: 3

attention to: Board of Appeals for date: 9/11/18

company: Baltimore County from: Shirley Burley

phone #: _____ company: _____

fax #: 410-887-3182 senders phone #: 410-682-2124

comments: Letter enclosed for dismissal of case

#18-252-SPHA

Shirley

Shirley Burley

By sending this fax at Office Depot, Inc., the sender agrees not to use this fax to: (I) transmit material whose transmission is unlawful, harassing, libelous, abusive, threatening, harmful, vulgar, obscene, pornographic or otherwise objectionable; (II) create a false identity, or otherwise attempt to mislead others as to the identity of the sender or the origin of this fax; (III) post or transmit any material that may infringe the copyright, trade secret, or other rights of any third party; (IV) violate any federal, state or local law in the location, or (V) conduct activities related to gambling, sweepstakes, raffles, lotteries, contests, ponzi schemes or the like.

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additional page



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international add'l page



\$3.99 833201



IN THE MATTER OF:

Margaret Geigan and Monica Geigan
213 Glider Drive
Petitioners

15th Election District
6th Councilmanic District

Re: Petition for Special Hearing and Variance

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* **Case No.: 2018-0252-SPHA**

* * * * *

MOTION TO DISMISS

Margaret Geigan and Monica Geigan, Appellees, by Lawrence E. Schmidt and Smith, Gildea & Schmidt, LLC, their attorneys, moves to dismiss the appeal filed herein by Shirley Burley, Peggy Burley, and Sharon Burley, Appellants, and as reasons therefore states:

1. This matter comes before the Board as an appeal of petitions for special hearing and zoning variance for the residential property owned by Margaret Geigan and Monica Geigan known as 213 Glider Avenue. The matter relates to the construction of a deck and fence for the property upon which the Geigans reside.

2. By order dated June 8, 2018 by Administrative Law Judge John E. Beverungen, the special hearing was dismissed (as unnecessary) and variances for the existing deck and fence were granted. A copy of ALJ Beverungen's decision is attached hereto as Exhibit A.

3. Following the issuance of ALJ Beverungen's decision, a "petition for appeal" to the Board of Appeals was filed by Shirley Burley, Peggy Burley and Sharon Burley (hereinafter "Burley") adjacent property owners, attached hereto as Exhibit B.

4. Upon information and belief, no appeal fee was paid by Burley as the petition for appeal specifically states that the fee was "waived per Arnold Jablon 7/6/18".

5. Appellee asserts that the appeal must be dismissed for the following reasons:

A. The Board of Appeals is empowered to hear appeals from the decisions of the ALJ as they relate to zoning (County Charter § 602). An appeal is perfected by filing a written notice of appeal (within thirty days of the action appealed from) and paying an appeal fee. (Baltimore County Charter § 603 and Baltimore County Code § 3-5-101, *et seq.*)

B. The fees for filing an appeal are set forth in Baltimore County Code, § 3-5-105. The fee to appeal a decision on a petition for special hearing or variance is \$175 (BCC 3-5-105(a)(3)). The County Administrative Officer may change the amount of the fees (BCC § 3-5-105(b)(1). Baltimore County's Administrative Officer is Frederick Homan.

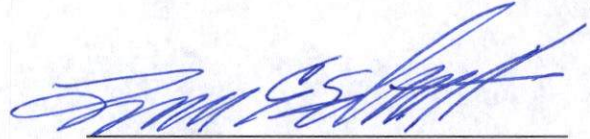
C. There is no provision in County law that permits fees to be waived except for BCZR § 501.8 which provides that fees can be waived for proceedings instituted by a volunteer fire company, ambulance or rescue company. Burley is none of these designated organizations.

D. Arnold Jablon, Director of the Department of Permits, Approvals and Inspections, is without statutory authority to waive any appeal fee and there is no indication in the record of this matter as to his purported authority and what criteria he applied in considering his illegal waiver of the appeal fee in this case. Such attempted waiver was therefore arbitrary, capricious and not authorized by any provision of Baltimore County law. The appeal is thus improper.

Wherefore, the appellees request:

1. That the within appeal by Burley be DISMISSED;
2. And for such other and further relief as the nature of their cause may require.

Respectfully submitted,

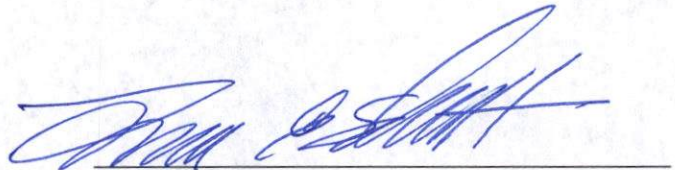


LAWRENCE E. SCHMIDT
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204
(410) 821-0070
Attorneys for the Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 7th day of September, 2018, a copy of the foregoing Motion to Dismiss was mailed, postage pre-paid, to

Shirley Burley
Peggy Burley
Sharon Burley
211 Glider Drive
Baltimore, MD 21220



Lawrence E. Schmidt

September 11, 2018

In The Matter Of: Margaret Geigan and Monica Geigan

213 Glider Drive

15th Election District, 6th Councilmanic District

Case#18-252-SPHA

Andrea Van Arsdale, Direct/Department of Planning

Arnold Jablon, Director/PAI

Lawrence M. Stahl, Managing Administrative Law Judge

Micheal E. Field, County Attorney/Office of Law

Nancy C. West, Assistant county Attorney/Office of Law

Office of People's Counsel for Baltimore County

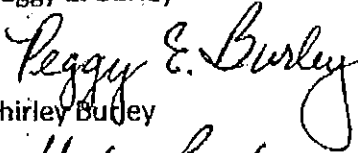
We the Protestant/Appellants: Peggy Burley, Shirley Burley and Sharon Burley
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We are requesting a dismissal concerning this case.

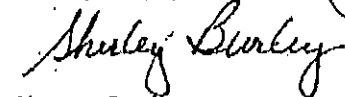
We do appreciate the effort on behalf of the Geigan's to protect our adopted son
from their pitbull.

Sincerely,

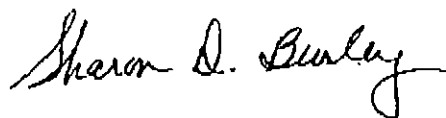
Peggy E. Burley



Shirley Burley



Sharon Burley





Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

July 30, 2016

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Margaret Geigan and Monica Geigan – Legal Owners
213 Glider Drive
18-252-SPHA 15th Election District; 6th Councilmanic District

Re: Petition for Special Hearing filed pursuant to § 500.7 of the BCZR to approve and confirm that an uncovered open deck does not obstruct light and ventilation.

Petition for Variance/Waiver to permit a proposed fence with a height of 8' in lieu of the maximum 6' (located on property line in lieu of the 4' required setback).

6/8/18 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Hearing to approve and confirm that an uncovered open deck does not obstruct light and ventilation was DISMISSED as unnecessary; the Petition for Variance to permit a 3' side yard setback for an open projection (deck) in lieu of the 6' required was GRANTED; and the Petition for Waiver to permit a fence 8' in height in lieu of the maximum 6' (and located on the property line in lieu of the 4' required setback) was GRANTED, with conditions.

ASSIGNED FOR: **SEPTEMBER 13, 2018 AT 10:00 A.M.**

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.
- Parties must file one (1) original and three (3) copies of all Motions, Memoranda, and exhibits (including video and PowerPoint) with the Board unless otherwise requested.
- Projection equipment for digital exhibits is available by request. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington, Administrator

Notice of Assignment

In the matter of: Margaret Geigan and Monica Geigan – Legal Owners

Case number: 18-252-SPHA

July 30, 2018

Page 2

c.	Petitioners/Legal Owners	: Margaret Geigan and Monica Geigan
	Protestants/Appellants	: Shirley Burley, Peggy Burley, Sharon Burley

Andrea Van Arsdale, Direct/Department of Planning

Arnold Jablon, Director/PAI

Lawrence M. Stahl, Managing Administrative Law Judge

Michael E. Field, County Attorney/Office of Law

Nancy C. West, Assistant County Attorney/Office of Law

Office of People's Counsel for Baltimore County



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

July 30, 2016

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IN THE MATTER OF: Margaret Geigan and Monica Geigan -- Legal Owners
213 Glider Drive
18-252-SPHA 15th Election District; 6th Councilmanic District

Re: Petition for Special Hearing filed pursuant to § 500.7 of the BCZR to approve and confirm that an uncovered open deck does not obstruct light and ventilation.

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6/8/18

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Krysundra "Sunny" Cannington, Administrator



DONALD I. MOHLER III
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 11, 2018

Monica Geigan
Margaret Geigan
213 Glider Drive
Baltimore, Maryland 21220



RE: APPEAL TO BOARD OF APPEALS
Case No. 2018-0252-SPHA
Location: 213 Glider Drive

Dear Petitioners:

Please be advised that an appeal of the above-referenced case was filed in this Office on July 5, 2018. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", written over a horizontal line.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/sln

c: Baltimore County Board of Appeals
People's Counsel for Baltimore County
Shirley Burley, 211 Glider Drive, Baltimore, Maryland 21220

APPEAL

**Petitions for Special Hearing and Variance
(213 Glider Drive)
15th Election District – 6th Councilmanic District
Legal Owners: Margaret & Monica Geigan
Case No. 2018-0252-SPHA**

Petition for Variance Hearing (March 20, 2018)

Zoning Description of Property

Notice of Zoning Hearing (May 2, 2018)

Certificate of Publication (May 10, 2018)

Certificate of Posting 1st posting (May 12, 2018) –Linda O’Keefe

Certificate of Posting 2nd posting (May 31, 2018)- Linda O’Keefe

Entry of Appearance by People’s Counsel – March 26, 2018

Petitioner(s) Sign-in Sheet – One

Citizen(s) Sign-in Sheet – One

Zoning Advisory Committee (ZAC) Comments

Petitioner(s) Exhibits:

1. Plan
2. Property survey
3. Photos

Protestants Exhibits:

1. Photos
2. Bldg. permit docs.
3. BGE Bills

Miscellaneous (Not Marked as Exhibits)- Code Enforcement citation

Administrative Law Judge Order and Letter (Special Hearing Dismissed as unnecessary on June 8, 2018/ Petition for Variance Granted on June 8, 2018)

Notice of Appeal –July 5, 2018 by Shirley Burley, Peggy Burley & Sharon Burley (appeal fee waived by A. Jablon. Confirmed by Julie Sanders on July 10, 2018.)



July 5, 2018

Lawrence S. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED
JUL 06 2018
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Re: PETITION FOR APPEAL
Property Address 213 Glider Drive
15th Election & 6TH Councilmanic Districts)
Petitioner's Name: Shirley Burley, Peggy Burley & Sharon Burley
Case No.: 2018-0252-SPHA

RECEIVED
JUL 11 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

Dear Mr. Stahl:

Please enter an appeal of the Petitions for Special Hearing and Variance filed on behalf of Margaret and Monica Geigan to the County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated June 8, 2018 in the above-entitled case.

Enclosed is our check in the amount of \$ Waived per Arnold Jablon 7/6/18 for the filing fee. Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,
Shirley Burley
Peggy Burley
Sharon Burley
211 Glider Drive
Baltimore, Maryland 21220
Home phone #410-682-2124

RECEIVED
JUL 11 2018
BALTIMORE COUNTY
BOARD OF APPEALS

Shirley Burley
Peggy E. Burley
Sharon Burley

cc: People's Counsel for Baltimore County, The Jefferson Building, 105 W. Chesapeake Avenue, Suite 204, Towson, MD 21204

Debra Wiley

From: Debra Wiley
Sent: Friday, July 06, 2018 8:26 AM
To: Julie Sanders
Subject: Waived Appeal Fee - Case No. 2018-0252-SPHA - 213 Glider Drive, 21220
Attachments: 20180706081739589.pdf

Good Morning Julie,

Ms. Burley stopped in our office and indicated that Mr. Jablon waived her appeal fee. I spoke to Caitlin yesterday and she believed the same but indicated that I should confirm with you.

As I've never encountered a waived fee, does BOA need any explanation so that they don't issue a denial based on no fee collected. I'm holding off delivering the file packet to BOA until I hear from you.

Thanks in advance.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Friday, July 06, 2018 8:18 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 07.06.2018 08:17:39 (-0400)

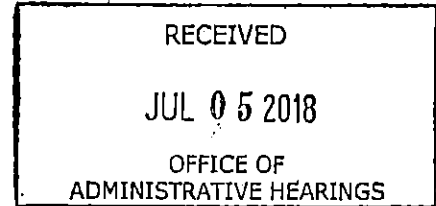
Queries to: adminhearingscpr@baltimorecountymd.gov

*V.M. rec'd on 7-10-18
from Julie Sanders - A. Jablon waived
appeal fee*

July 5, 2018

7-5-18
Julie Sano
Confirmed A-0
Waived
a. Johnson Waives
appeal fee.

Lawrence S. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204



Re: PETITION FOR APPEAL
Property Address 213 Glider Drive
15th Election & 6TH Councilmanic Districts)
Petitioner's Name: Shirley Burley, Peggy Burley & Sharon Burley
Case No.: 2018-0252-SPHA

Dear Mr. Stahl:

Please enter an appeal of the Petitions for Special Hearing and Variance filed on behalf of Margaret and Monica Geigan to the County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated June 8, 2018 in the above-entitled case.

Enclosed is our check in the amount of \$ _____ for the filing fee. Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,
Shirley Burley
Peggy Burley
Sharon Burley
211 Glider Drive
Baltimore, Maryland 21220
Home phone #410-682-2124

Three handwritten signatures in black ink, each on a horizontal line. The first signature is "Shirley Burley", the second is "Peggy E. Burley", and the third is "Sharon Burley".

cc: People's Counsel for Baltimore County, The Jefferson Building, 105 W. Chesapeake Avenue, Suite 204, Towson, MD 21204

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(213 Glider Drive)

15th Election District

6th Council District

Margaret Geigan and Monica Geigan

Legal Owners

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0252-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Margaret and Monica Geigan, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve and confirm that an uncovered open deck does not obstruct light and ventilation. A petition for variance/waiver seeks to permit a proposed fence with a height of 8 ft. in lieu of the maximum 6 ft. (located on property line in lieu of the 4 ft. required setback). A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Margaret and Monica Geigan appeared in support of the requests. The adjoining neighbors opposed the special hearing request and contend the deck (which has been constructed) is too close to their home and obstructs their light and air. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. The Department of Planning indicated in a comment dated April 19, 2018 it did not object to the zoning requests.

The subject property is 6,252 square feet in size and is zoned DR 5.5. As shown on a recent boundary survey (Pets. Ex. No. 2) the property is comprised of Lot 22 and a part of Lot 22A as

ORDER RECEIVED FOR FILING

Date

6/8/18

By

Sen

shown on the Plat of Victory Villa, recorded in 1956. The property is improved with a single-family dwelling constructed in 1942.

Petitioners in April, 2017 hired a licensed contractor to construct a deck in their rear yard. The contractor obtained a building permit dated April 6, 2017 (No. B933821) which in a section entitled "Lot Size and Setbacks" listed the side setback as "NC." It is unclear what this abbreviation means, although the permit indicated the rear yard setback requirement was 30 feet, which is ostensibly correct in the DR 5.5 zone. BCZR §1B02.3.C.1. By letter dated July 19, 2017, Baltimore County cancelled the permit "because the setback does not meet the zoning regulations."

SPECIAL HEARING

This is an unfortunate case, and through no fault of their own Petitioners are embroiled in a controversy with their neighbors, contractor and Baltimore County. A licensed contractor constructed a deck after obtaining a valid permit, and the County issued a code enforcement citation which would require Petitioners to relocate/reconstruct the deck or obtain a variance legitimizing the existing location.

As discussed at the hearing, variance relief for the side yard setback was not requested in the petition, although it does appear to be required. Petitioners' dwelling was constructed in 1942 and the plat for the community was recorded in 1956 at plat book 22, page 114. The plat was approved on January 30, 1956 by the Director of the Baltimore County Planning Board. In these circumstances, the setbacks required for an addition or expansion of a dwelling "shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board." BCZR §1B02.3.B. The Victory Villa plat was approved in 1956, at which time the 1955 zoning regulations (adopted March 30, 1955) were applicable.

ORDER RECEIVED FOR FILING

Date

6/8/18

2

By

Sen

The 1955 Regulations (Section 211.3) imposed an eight (8) ft. side yard setback requirement for dwellings, and the site plan shows Petitioners' dwelling is in fact eight feet from the property boundary shared with 211 Glider Drive. The 1955 Regulations (Section 301.1) also allowed an "open porch, with or without a roof" to extend 25% into the required side yard setback. In other words, under those regulations the deck must be located six (6) feet from the side property boundary. According to the site plan, Petitioners' deck is located three (3) feet from the property line in lieu of the six feet required, and a variance is needed for that deficiency.

The zoning review office indicated on the petition the property was vested as an "A" residence under the 1945 Regulations. Under Section X.A.2 of the 1945 zoning regulations (also cited in the petition) an "open porch" can be constructed in a rear or side yard provided doing so does not "obstruct light and ventilation." No specific side yard setback for an open porch or deck was required in the 1945 Regulations. But as noted above, I respectfully disagree with the zoning office and believe under BCZR §1B02.3.B it is the 1955 Regulations (not the 1945 Regulations) which are applicable in this case. As such, whether or not the deck "obstructs light and ventilation" is not the pertinent inquiry.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The subject property has irregular dimensions and unlike other homes in the community the dwelling is located on one lot and a portion of an adjoining lot. As such, I believe the property

ORDER RECEIVED FOR FILING

Date

6/8/18

By

Sen

is in fact unique. Petitioners would experience a practical difficulty (if not a hardship) if relief was denied, since they would be required to relocate or reconstruct the deck.

I am not unsympathetic to the concerns raised by the neighbors, but I do not believe (as they alleged) the reduced setback has caused an increase in their utility bills. The neighbors also contend the deck shades their property, and while that may be true to a certain extent I think such impacts are often unavoidable in a neighborhood where the homes are positioned close to one another. As Petitioners noted, they would be entitled to have a tree in their yard in the same location occupied by the deck, and that would likely cause as much, if not more, shading of the neighbors' home. In addition, while a six (6) foot setback is required, the 1955 Regulations also permit decks or porches to be covered by a roof. Assuming for sake of argument Petitioners constructed the deck 6 feet from the property line, but covered it with a roof, the neighbors' home would likely be shaded to a greater extent than at present.

FENCE WAIVER

The petition also contains a request for a waiver under Section 122.4 of the Building Code, to permit a fence in the side and rear yard with a height of 8 ft. in lieu of the maximum 6 ft. The neighbors indicated they had no opposition to this request, which will be granted.

THEREFORE, IT IS ORDERED this 8th day of **June, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve and confirm that an uncovered open deck does not obstruct light and ventilation, be and is hereby DISMISSED as unnecessary.

IT IS FURTHER ORDERED that the Petition for Variance to permit a 3 ft. side yard setback for an open projection (deck) in lieu of the 6 ft. required, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 6/8/18

By Sen

IT IS FURTHER ORDERED that the Petition for Waiver to permit a fence 8 ft. in height in lieu of the maximum 6 ft. (and located on the property line in lieu of the 4 ft. required setback), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The deck shall remain open on all sides and shall not be covered with a roof or enclosed to create additional indoor living space.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 6/8/18
By sln

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(213 Glider Drive)	*	OFFICE OF
15 th Election District		
6 th Council District	*	ADMINISTRATIVE HEARINGS
Margaret Geigan and Monica Geigan	*	FOR BALTIMORE COUNTY
<i>Legal Owners</i>		
Petitioners	*	Case No. 2018-0252-SPHA
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Margaret and Monica Geigan, legal owners (“Petitioners”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve and confirm that an uncovered open deck does not obstruct light and ventilation. A petition for variance/waiver seeks to permit a proposed fence with a height of 8 ft. in lieu of the maximum 6 ft. (located on property line in lieu of the 4 ft. required setback). A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Margaret and Monica Geigan appeared in support of the requests. The adjoining neighbors opposed the special hearing request and contend the deck (which has been constructed) is too close to their home and obstructs their light and air. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. The Department of Planning indicated in a comment dated April 19, 2018 it did not object to the zoning requests.

The subject property is 6,252 square feet in size and is zoned DR 5.5. As shown on a recent boundary survey (Pets. Ex. No. 2) the property is comprised of Lot 22 and a part of Lot 22A as



shown on the Plat of Victory Villa, recorded in 1956. The property is improved with a single-family dwelling constructed in 1942.

Petitioners in April, 2017 hired a licensed contractor to construct a deck in their rear yard. The contractor obtained a building permit dated April 6, 2017 (No. B933821) which in a section entitled "Lot Size and Setbacks" listed the side setback as "NC." It is unclear what this abbreviation means, although the permit indicated the rear yard setback requirement was 30 feet, which is ostensibly correct in the DR 5.5 zone. BCZR §1B02.3.C.1. By letter dated July 19, 2017, Baltimore County cancelled the permit "because the setback does not meet the zoning regulations."

SPECIAL HEARING

This is an unfortunate case, and through no fault of their own Petitioners are embroiled in a controversy with their neighbors, contractor and Baltimore County. A licensed contractor constructed a deck after obtaining a valid permit, and the County issued a code enforcement citation which would require Petitioners to relocate/reconstruct the deck or obtain a variance legitimizing the existing location.

As discussed at the hearing, variance relief for the side yard setback was not requested in the petition, although it does appear to be required. Petitioners' dwelling was constructed in 1942 and the plat for the community was recorded in 1956 at plat book 22, page 114. The plat was approved on January 30, 1956 by the Director of the Baltimore County Planning Board. In these circumstances, the setbacks required for an addition or expansion of a dwelling "shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board." BCZR §1B02.3.B. The Victory Villa plat was approved in 1956, at which time the 1955 zoning regulations (adopted March 30, 1955) were applicable.

The 1955 Regulations (Section 211.3) imposed an eight (8) ft. side yard setback requirement for dwellings, and the site plan shows Petitioners' dwelling is in fact eight feet from the property boundary shared with 211 Glider Drive. The 1955 Regulations (Section 301.1) also allowed an "open porch, with or without a roof" to extend 25% into the required side yard setback. In other words, under those regulations the deck must be located six (6) feet from the side property boundary. According to the site plan, Petitioners' deck is located three (3) feet from the property line in lieu of the six feet required, and a variance is needed for that deficiency.

The zoning review office indicated on the petition the property was vested as an "A" residence under the 1945 Regulations. Under Section X.A.2 of the 1945 zoning regulations (also cited in the petition) an "open porch" can be constructed in a rear or side yard provided doing so does not "obstruct light and ventilation." No specific side yard setback for an open porch or deck was required in the 1945 Regulations. But as noted above, I respectfully disagree with the zoning office and believe under BCZR §1B02.3.B it is the 1955 Regulations (not the 1945 Regulations) which are applicable in this case. As such, whether or not the deck "obstructs light and ventilation" is not the pertinent inquiry.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The subject property has irregular dimensions and unlike other homes in the community the dwelling is located on one lot and a portion of an adjoining lot. As such, I believe the property

is in fact unique. Petitioners would experience a practical difficulty (if not a hardship) if relief was denied, since they would be required to relocate or reconstruct the deck.

I am not unsympathetic to the concerns raised by the neighbors, but I do not believe (as they alleged) the reduced setback has caused an increase in their utility bills. The neighbors also contend the deck shades their property, and while that may be true to a certain extent I think such impacts are often unavoidable in a neighborhood where the homes are positioned close to one another. As Petitioners noted, they would be entitled to have a tree in their yard in the same location occupied by the deck, and that would likely cause as much, if not more, shading of the neighbors' home. In addition, while a six (6) foot setback is required, the 1955 Regulations also permit decks or porches to be covered by a roof. Assuming for sake of argument Petitioners constructed the deck 6 feet from the property line, but covered it with a roof, the neighbors' home would likely be shaded to a greater extent than at present.

FENCE WAIVER

The petition also contains a request for a waiver under Section 122.4 of the Building Code, to permit a fence in the side and rear yard with a height of 8 ft. in lieu of the maximum 6 ft. The neighbors indicated they had no opposition to this request, which will be granted.

THEREFORE, IT IS ORDERED this 8th day of **June, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve and confirm that an uncovered open deck does not obstruct light and ventilation, be and is hereby DISMISSED as unnecessary.

IT IS FURTHER ORDERED that the Petition for Variance to permit a 3 ft. side yard setback for an open projection (deck) in lieu of the 6 ft. required, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Waiver to permit a fence 8 ft. in height in lieu of the maximum 6 ft. (and located on the property line in lieu of the 4 ft. required setback), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The deck shall remain open on all sides and shall not be covered with a roof or enclosed to create additional indoor living space.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

Signed _____
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 8, 2018

Monica Geigan
Margaret Geigan
213 Glider Drive
Baltimore, Maryland 21220

RE: Petitions for Special Hearing and Variance
Case No. 2018-0252-SPHA
Property: 213 Glider Drive

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Shirley Burley, 211 Glider Drive, Baltimore, Maryland 21220

July 5, 2018

Lawrence S. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED
JUL 06 2018
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Re: PETITION FOR APPEAL
Property Address 213 Glider Drive
15th Election & 6TH Councilmanic Districts)
Petitioner's Name: Shirley Burley, Peggy Burley & Sharon Burley
Case No.: 2018-0252-SPHA

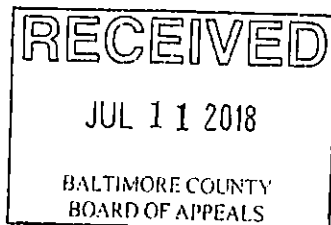
RECEIVED
JUL 11 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

Dear Mr. Stahl:

Please enter an appeal of the Petitions for Special Hearing and Variance filed on behalf of Margaret and Monica Geigan to the County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated June 8, 2018 in the above-entitled case.

Enclosed is our check in the amount of \$ Waived per Arnold Jablon 7/6/18 for the filing fee. Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,
Shirley Burley
Peggy Burley
Sharon Burley
211 Glider Drive
Baltimore, Maryland 21220
Home phone #410-682-2124



Shirley Burley
Peggy E. Burley
Sharon Burley

cc: People's Counsel for Baltimore County, The Jefferson Building, 105 W. Chesapeake Avenue, Suite 204, Towson, MD 21204



July 5, 2018

Lawrence S. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204



Re: PETITION FOR APPEAL
Property Address 213 Glider Drive
15th Election & 6TH Councilmanic Districts)
Petitioner's Name: Shirley Burley, Peggy Burley & Sharon Burley
Case No.: 2018-0252-SPHA

Dear Mr. Stahl:

Please enter an appeal of the Petitions for Special Hearing and Variance filed on behalf of Margaret and Monica Geigan to the County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated June 8, 2018 in the above-entitled case.

Enclosed is our check in the amount of \$ _____ for the filing fee. Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,
Shirley Burley
Peggy Burley
Sharon Burley
211 Glider Drive
Baltimore, Maryland 21220
Home phone #410-682-2124

Shirley Burley
Peggy E. Burley
Sharon Burley

cc: People's Counsel for Baltimore County, The Jefferson Building, 105 W. Chesapeake Avenue, Suite 204, Towson, MD 21204



PETITION FOR ZONING HEARING(S)

To be filed in the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 213 Glider Drive which is presently zoned DR5.5 / vacate
 Deed References: 15321/00280 10 Digit Tax Account # 1510451570 A. residence
 Property Owner(s) Printed Name(s) Margaret Geigan, Monica Geigan

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve and confirm that an uncovered open deck does not obstruct light & ventilation, pursuant to Sections: 103.1 and 1B02.3.B, BCZR (Section X.A.2 of the 1945 Zoning Regulations)

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Waiver from Section(s) 12204 Baltimore County Building Code to permit a proposed fence with a height of 8' in lieu of the minimum required 6' (located on property line in lieu of the 4' req'd setback).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0252-SP4A Filing Date 3/20/2018 Do Not Schedule Dates: _____

Reviewer JNP

REV. 10/4/11

fare copy to Linda O'Keefe

Zoning Description for 213 Glider Drive

Beginning at a point on the SOUTH side of GLIDER DRIVE which is 50 feet wide at a distance of 330 feet EAST of the centerline of the nearest improved intersecting street being Orem's Rd which is 40 feet wide.

Being Lot # 22 and part of 22A in the subdivision of Victory Villa as recorded in the Baltimore County plot book #22, Folio #114, containing 5,000 sqft and located in the 15th election district and 6th councilmatic district also known as 213 Glider Drive.

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 5/31/2018

Case Number: 2018-0262-SPHA

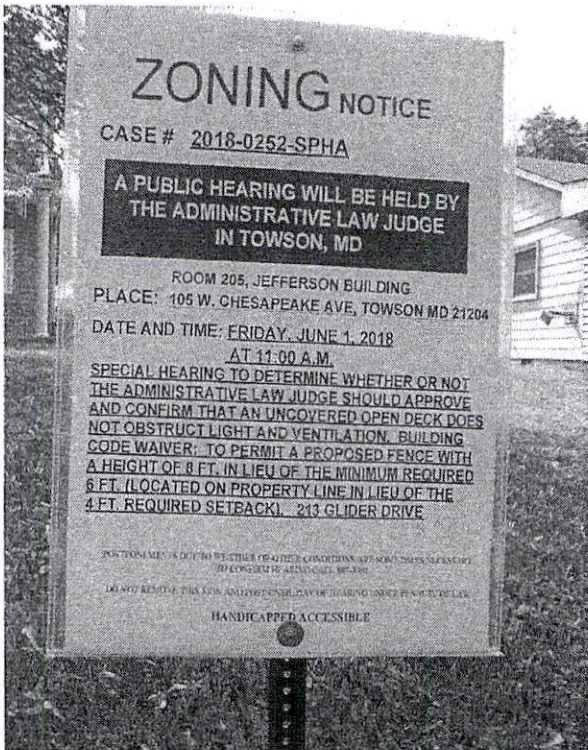
Petitioner / Developer: MARGARET & MONICA GEIGAN
LEE GIROUX

Date of Hearing: JUNE 1, 2018

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
213 GLIDER DRIVE

The sign(s) were posted on: MAY 12, 2018

The sign(s) were re-photographed on: May 31, 2018



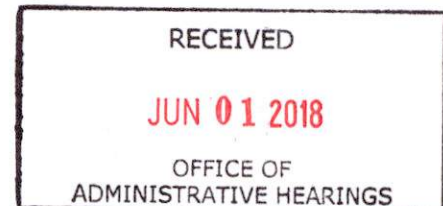
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



ZONING NOTICE

CASE # 2018-0252-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, JUNE 1, 2018

AT 11:00 A.M.

SPECIAL HEARING TO DETERMINE WHETHER OR NOT
THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE
AND CONFIRM THAT AN UNCOVERED OPEN DECK DOES
NOT OBSTRUCT LIGHT AND VENTILATION. BUILDING
CODE WAIVER: TO PERMIT A PROPOSED FENCE WITH
A HEIGHT OF 8 FT. IN LIEU OF THE MINIMUM REQUIRED
6 FT. (LOCATED ON PROPERTY LINE IN LIEU OF THE
4 FT. REQUIRED SETBACK). 213 GLIDER DRIVE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 877-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RECEIVED

JUN 01 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

NEW PHOTO 5/31/2018

CASE # 2018-0262-SPHA 213 GLIDER DRIVE

Sherry Nuffer

From: Sherry Nuffer
Sent: Wednesday, May 30, 2018 9:13 AM
To: 'Linda Okeefe'

Linda,

Do you have the 2nd certification for sign posting for case no.: 2018-0252-SPHA?

I have 2 sets, but there is no re-certification date on the 2nd set.

Thanks,

Sherry

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, June 01, 2018 12:16 AM
To: Administrative Hearings
Subject: Second Cert. 2018-0262-SPHA Glider Dr.
Attachments: Glider Dr. Cert..jpeg; New Photo Glider Dr. .docx

Hi Sherry,

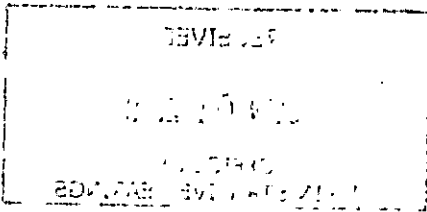
252

I have attach the **Second Certification** for Case # 2018-0262-SPHA @ 213 Glider Drive.
Have a nice weekend,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com





CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/12/2018

Case Number: 2018-0252-SPHA

Petitioner / Developer: MARGARET & MONICA GEIGAN ~
LEE GIROUX

Date of Hearing: JUNE 1, 2018

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
213 GLIDER DRIVE

The sign(s) were posted on: MAY 12, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



2ND Sign Case # 2018-0252-SPHA posted May 12, 2018
213 Glider Drive

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/12/2018

Case Number: 2018-0262-SPHA

Petitioner / Developer: MARGARET & MONICA GEIGAN ~
LEE GIROUX

Date of Hearing: JUNE 1, 2018

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
213 GLIDER DRIVE

The sign(s) were posted on: MAY 12, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



2ND Sign Case # 2018-0262-SPHA posted May 12, 2018
213 Glider Drive



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5599269

Sold To:

Brian Stachorowski - CU00655132
3517 Santee Rd
Nottingham, MD 21236-3118

Bill To:

Brian Stachorowski - CU00655132
3517 Santee Rd
Nottingham, MD 21236-3118

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 10, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0252-SPHA
213 Glider Drive
S/s Glider Drive, east of Orerns Road
15th Election District - 6th Councilmanic District
Legal Owners: Margaret Geigan, Monica Geigan

Special Hearing to determine whether or not the Administrative Law Judge should approve and confirm that an uncovered open deck does not obstruct light and ventilation. Building Code Waiver: to permit a proposed fence with a height of 8 ft. in lieu of the minimum required 6 ft. (located on property line in lieu of the 4 ft. required setback.)

Hearing: Friday, June 1, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

5599269 5/10/2018

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 2, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0252-SPHA

213 Glider Drive
S/s Glider Drive, east of Orems Road
15th Election District – 6th Councilmanic District
Legal Owners: Margaret Geigan, Monica Geigan

Special Hearing to determine whether or not the Administrative Law Judge should approve and confirm that an uncovered open deck does not obstruct light and ventilation. Building Code Waiver: to permit a proposed fence with a height of 8 ft. in lieu of the minimum required 6 ft. (located on property line in lieu of the 4 ft. required setback.)

Hearing: Friday, June 1, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Margaret Geigan, Monica Geigan, 213 Glider Avenue, Baltimore 21220
Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 12, 2018.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
213 Glider Drive; S/S Glider Drive, * OF ADMINISTRATIVE
330' E of Orems Road *
15th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Margaret & Monica Geigan *
Petitioner(s) * BALTIMORE COUNTY
* 2018-252-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAR 26 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of March, 2018, a copy of the foregoing Entry of Appearance was mailed to Lee Giroux, 15852 Magnolia Drive, New Freedom, PA 17349, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

May 23, 2018

Margaret Geigan
Monica Geigan
213 Glider Drive
Baltimore MD 21220

RE: Case Number: 2018-0252 SPHA, Address: 213 Glider Drive

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 20, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349

Date: 3/26/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0252-SPHA

*Special Hearing, Building Code Waiver
Margaret Geigan and Monica Geigan
213 Glider Drive*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

6-1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 4/19/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-252



INFORMATION:

Property Address: 213 Glider Drive
Petitioner: Margaret Geigan, Monica Geigan
Zoning: DR 5.5
Requested Action: Special Hearing, Waiver

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve and confirm that an uncovered, open deck does not obstruct light and ventilation and also a waiver to the Baltimore County Building Code to permit a proposed fence with a height of 8', located on the property line in lieu of the maximum permitted 6' height and required 4' property line setback.

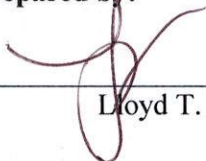
The property is the subject of Violation Case # CB1700501.

The Department of Planning has no objection granting the requested zoning and code relief conditioned upon the following:

- The petitioners must demonstrate to the satisfaction of the Administrative Law Judge that they have successfully addressed the aforementioned violation case.

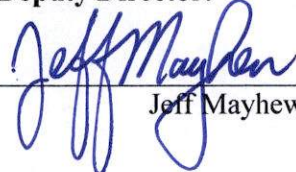
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Ngone Seye Diop
Lee Giroux
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0252-SPHA
213 Glider Drive
(Geigan Property)

Zoning Advisory Committee Meeting of April 2, 2018

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: April 20, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 02, 2018
Item No. 2018-0246-A, 0248-A, 0249-A, 0250-A, 0252-SPHA, 0253-A and
0254-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

CASE NAME 2018-0252
CASE NUMBER _____
DATE 6/1/2018

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

2018-0252

CASE NAME _____

CASE NUMBER _____

DATE 6/1/2018

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]



OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

Citation Case No. CB1700501 Facility No. _____ Property No. 1510451570 Zoning: _____

Name(s): Geigan Margaret A
Monica L Jones Patrick M

Address: 213 Glider Dr
Baltimore, MD 21220

Violation Location: 213 Glider Dr
Baltimore, MD 21220

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2015 Baltimore County Council Bill 40-15 part 121.3
2015 Baltimore County Council Bill 40-15 part 112.6
2003 Baltimore County Code section 35.2.301, 304
2015 Baltimore County Council Bill 40-15 part 115.1

Failure to comply with correction notice served on
July 25, 2017 stating permit B933821 has been revoked
by Baltimore County due to improper setbacks and a
new permit must be obtained

Pursuant to the Baltimore County Code, as a result of the violation(s) cited herein a civil penalty has been assessed in the amount indicated.

\$ 1000.00

A quasi-judicial hearing has been pre-scheduled in the Jefferson Building, Room 205, 105 W. Chesapeake Avenue, Towson, MD 21204

DATE: 01 / 03 / 17 TIME: 9:00 A.M.

IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL PENALTY ARE DEEMED A NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Printed Name: John Krach

Inspector Signature: [Signature]

Date: 12 / 06 / 17

COPIES: PINK-AGENCY, YELLOW-VIOLATION SITE, GOLD-DEFENDANT, WHITE-INSPECTOR

NOTICE TO DEFENDANT

1. If unable to appear on the designated date, the violator may request in writing to the code Official within fifteen (15) days from the date of this citation for a rescheduled hearing. If you require the assistance of an interpreter because you do not understand or speak the language in which the proceedings are being conducted you must ask for an interpreter within 72 hours of the court date.

2. At this hearing, you are entitled to be represented by an attorney, present witnesses, present evidence, and cross-examine any witnesses against you. An attorney can be helpful to you by (a) explaining the charges in this citation, (b) helping you at the hearing, and (c) helping you challenge the civil penalty, if found in violation.

3. If administrative Law Judge finds that a violation has occurred, the Final Order may include (a) a civil penalty, (b) reasonable conditions as to time and manner of correction and (c) requirement to reimburse the County for any lien(s) or costs incurred to correct a violation.

4. (a) Civil penalty a lien.

(1) If a final order assesses a civil penalty or an order of the Board of Appeals affirms or modifies a final order that assesses a civil penalty and the violator does not pay the civil penalty within the time required by the order, the Code Official or the Director shall certify to the Director of Budget and Finance the amount owed.

(2) If a violator does not pay a civil penalty within the time required as specified in paragraph (1) of this subsection, the amount owed shall:

(i) Become a lien on the property on which the violation existed and shall be collectible in the manner provided for the collection of real estate taxes; or

(ii) May be collected in the same manner as any civil money judgment or debt may be collected.

(b) Code Official may procure performance. If a violator fails to comply with a final order or an order of the Board of Appeals, the Code Official or the Director may procure the performance of the work needed to correct the violation in accordance with the procedure authorized in §3-6-402 of this subtitle.

5. If you are the Owner of the property, failure to pay the assessed penalty shall constitute a lien on the property and shall be collectible in the same manner and to the same extent as real estate taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action for enforcement, including civil contempt, which could result in imprisonment.

6. Should the Violator disagree with the Final Order rendered by the Office of Administrative Law, an appeal may be taken to the Baltimore County Board of Appeals within fifteen (15) days of the date of the Order.

7. A filing fee of \$150.00 and a security in the amount of any civil penalty assessed in the Final Order must accompany the notice of appeal and petition.

See Baltimore County Code: 3-6-302

8. Inclement weather procedure: Should the Baltimore County Circuit Court be closed for weather, all code enforcement hearings will be cancelled and rescheduled.

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1700501 Property No. 1510451570 Zoning: _____

Name(s): Greigan Margaret A, Monica L Jones Patrick K M

Address: 213 Glider Dr Baltimore, MD 21220

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2015 Baltimore County Council Bill 40-15 part 112.6
Revocation of Permits

2003 Baltimore County Code section 35.2.301, 304
Obtain required permits

2015 Baltimore County Council Bill 40-15 part 115.1
obtain required inspections

Permit B933821 has been revoked by Baltimore County Permits
Approvals and Inspections due to improper set backs.
Obtain new permit for rear deck and inspection of
set backs

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 10.25.17 DATE ISSUED: 07.25.17

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: JOHN REACH

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

PAI BI 11

REVISED 9/16

2018-0252-SPHA

NOTICE TO DEFENDANT

If you fail to comply with applicable requirement of County Code or other code, regulation or standard cited on the reverse side, a Code Enforcement Citation will be issued which may subject you to (1) the imposition of a civil penalty, (2) a requirement to reimburse the County for fees or costs incurred to correct any violation and/or (3) reasonable conditions as to the time and manner of the correction of any violation.

BALTIMORE COUNTY MAR AND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2013-0252-SPHA
Legal Owner/Petitioner:
Contract Purchaser:
Property Address:
Location Description:

VIIOLATION INFORMATION: Case No.
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☐ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☐ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☐ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

KEVIN KAMENETZ
County Executive



ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits
Approvals & Inspections

July 19, 2017

Monica Geigan
213 Glider Dr.
Baltimore MD 21220-4616

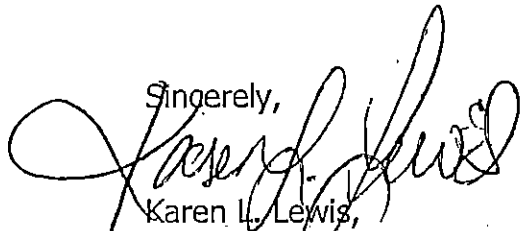
Re: Building Permit B933821
213 Glider Drive

Dear Ms. Geigan:

The purpose of this letter is to inform you that the above referenced permit has been cancelled as of July 19, 2017.

The reason the permit is being cancelled is because the setback does not meet the zoning regulations. The Zoning Office approved the permit based on the information provided, which has been determined to be inaccurate.

If you have any questions concerning this matter, you may contact Mr. Jeffrey Perlow in the Zoning Review Office at 410-887-3391.

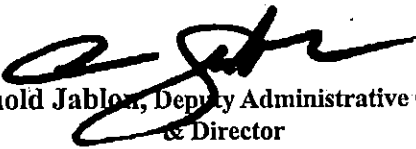
Sincerely,

Karen L. Lewis,
Permit Services Supervisor

C: Building Inspections-G. Berry
Zoning Review
Gerard Anderson
File

Ms Geigan is getting property
survey in about 3 weeks.
And will proceed w/ variance
if needed. 7/21/17

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B933821 CONTROL #: MR DIST: 15 PREC: 01
DATE ISSUED: 04/06/2017 TAX ACCOUNT #: 1510451570 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 213 GLIDER DR
SUBDIVISION: VICTORY VILLA

OWNERS INFORMATION

NAME: GEIGAN MONICA 443-992-2329
ADDR: 213 GLIDER DR MD 21220-4616

TENANT:

CONTR: ALLIED REMODELING CORP OF CENTRAL MD

ENGR:

SELLR:

WORK: CONSTRUCT OPEN WOOD DECK 25'X12'=300SF WITH
STEPS TO GRADE, ON REAR OF SFD.

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & DECK

EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION: CONCRETE

BASEMENT: NONE

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 5000SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC

SIDE STR SETB:

REAR SETB: 30'+

15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

07/25/2017





Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1700501

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1700501	Glenn Berry	07/24/2017	07/24/2017	Monitor	01/08/2018	

Complaint Description: Setback on deck does not meet zoning regulations. Permit B933821 cancelled as of July 19, 2017. Homeowner to obtain property survey in about 3 weeks and will proceed with zoning variance if needed.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
213 GLIDER DR MIDDLE RIVER, MD 21220-4616 Tax Id: 1510451570	GEIGAN MARGARET A/MONICA L JONES PATRICK M 213 GLIDER DR BALTIMORE, MD 21220-4616	John Krach

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
John Krach	07/21/2017	Initial Inspection	Monitor	Monitor	
John Krach	07/25/2017	Re-Inspection	Correction Notice Issued	Correction Notice Issued	
Glenn Berry	11/02/2017	Re-Inspection	Monitor	Monitor	
John Krach	12/06/2017	Pre Hearing Inspection	Correction in Progress	Correction in Progress	
John Krach	12/06/2017	Re-Inspection	Citation Issued	Citation Issued	
John Krach	12/26/2017	Re-Inspection	Monitor	Monitor	
Glenn Berry	01/31/2018	Re-Inspection	Monitor	Monitor	
Glenn Berry	02/09/2018	Re-Inspection	Monitor	Monitor	
Glenn Berry	02/27/2018	Re-Inspection	Monitor	Monitor	
Glenn Berry	03/26/2018	Re-Inspection	Monitor	Monitor	
James Kemp		Re-Inspection	Scheduled		

Lien Information - No Lien



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1700501

Comments Detail

7/24/2017: Setback on deck does not meet zoning regulations. Permit B933821 cancelled as of July 19, 2017. Homeowner to obtain property survey in about 3 weeks and will proceed with zoning variance if needed.

9/13/2017: Correction notice posted at violation site and mailed to homeowner. R/C 10/25/17. ***JJK/sph

9/12/17 Fence permit applied for, Violation still exists for deck setbacks. Will approve fence permit application if variance is applied for deck. ***GB/lk

11/3/2017: Gerald Anderson, 410-336-9666 will be in on Wednesday 11-8-17 to file with Zoning and than stop down & discuss with me. Called 410-682-2124 and discussed. R/C 11/9/17 ***GB/lk

12/6/2017: 11/28/17 Called Gerald Anderson no longer involved. Set for hearing 1/3/18

12/6/17 Citation delivered to violation site and mailed to owner. R/C 1/2/18 ***JJK/lk

12/7/2017: Variance review date is 12/19/17. Cancel Hearing. ***JJK/sph

12/26/2017: Hearing set for 01/03/18 was cancelled. Met with Zoning to schedule Variance - is returning first week in January; At that time, a date will be set for variance hearing. Person taking care of variance can be reached at Giroux.Lee@gmail.com. R/C 01/08/18. ***JJK/sph

1/31/2018: Contacted Lee Giroux who is taking care of variance. Meeting scheduled for 2/7/18 at 9 a. m. with Zoning to set variance date. R/C 2/9/18 GB/lk

2/9/2018: County closed for weather on 2/7/18 until 11:30. Will have to reschedule with Zoning. Contacted Lee G., she rescheduled for 2/22/18 R/C 2/23/18 ***GB/lk

2/27/2018: Meeting with Zoning office took place 2/26/18 at 9 a.m. now applicant wants to install 8 ft. fence on property line which now required special exception. Meeting with Zoning on 3/20/18 to schedule special exception hearing. R/C 3/21/18 ***GB/lk *Called and left message with complainant.

3/26/2018: Special Hearing scheduled for May, no date as of this time. For setback & 8' fence. R/C JJK 4/20/18

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1510451570			
Owner Information					
Owner Name:	GEIGAN MARGARET A/MONICA L JONES PATRICK M		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	213 GLIDER DR BALTIMORE MD 21220-4616		Deed Reference:	/15321/ 00280	
Location & Structure Information					
Premises Address:	213 GLIDER DR 0-0000		Legal Description:	213 GLIDER DR VICTORY VILLA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: F
0090	0016	0584		0000	2 22 2018 Plat 0022/ Ref: 0114
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area	Property Land Area	County Use
1942	2,076 SF			5,000 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
	Base Value		Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:	53,000		53,000		
Improvements	131,800		140,300		
Total:	184,800		193,300	184,800	187,633
Preferential Land:	0				0
Transfer Information					
Seller: JONES THEODORE F		Date: 06/21/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15321/ 00280		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 02/24/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		



OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

Citation Case No. CB1700501 Facility No. _____ Property No. 1510451570 Zoning: _____

Name(s): Geigan Margaret A
Monica L Jones Patrick M

Address: 213 Glider Dr
Baltimore, MD 21220

Violation Location: 213 Glider Dr
Baltimore, MD 21220

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2015 Baltimore County Council Bill 40-15 part 121.3
2015 Baltimore County Council Bill 40-15 part 112.6
2003 Baltimore County Code section 35.2.301, 304
2015 Baltimore County Council Bill 40-15 part 115.1

Failure to comply with correction notice served on
July 25, 2017 stating permit B933821 has been revoked
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\$ 1000.00

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DATE: 01 / 03 / 17 TIME: 9:00 A.M.

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I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Printed Name: John Kracht

Inspector Signature: [Signature]

Date: 12 / 06 / 17

COPIES: PINK-AGENCY, YELLOW-VIOLATION SITE, GOLD-DEFENDANT, WHITE-INSPECTOR

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1700501 Property No. 1510451570 Zoning: _____
Name(s): Greigan Margaret A, Monica L Jones Patrick K M
Address: 213 Glider Dr Baltimore, MD 21220
Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2015 Baltimore County Council Bill 40-15 part 112.6
Revocation of Permits
2003 Baltimore County Code section 35.2.301, 304
Obtain required permits
2015 Baltimore County Council Bill 40-15 part 115.1
Obtain required inspections

Permit B933821 has been revoked by Baltimore County Permits
Approvals and Inspections due to improper set backs.
Obtain new permit for rear deck and inspections of
set backs.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 10.25.17 DATE ISSUED: 07.25.17

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR:  PRINT NAME: JOHN REACH

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

TIME: 12:12:04 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/27/2017
DATE: 07/31/2017 GENERAL PERMIT APPLICATION DATA KLL 12:10:12

PERMIT #: B933821 PROPERTY ADDRESS
RECEIPT #: A753390 213 GLIDER DR
CONTROL #: MR SUBDIV: VICTORY VILLA
XREF #: B933821 TAX ACCOUNT #: 1510451570 DISTRICT/PRECINCT 15 01
OWNERS INFORMATION (LAST, FIRST)

FEE: 75.00 NAME: GEIGAN MONICA 443-992-2329
PAID: 75.00 ADDR: 213 GLIDER DR MD 21220-4616
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 04/06/2017 NAME: GERARD ANDERSEN
ISSUED: 04/06/2017 COMPANY: CW OF BALTIMORE LLC
CANCEL: 07/27/2017 ADDR1: 7110 GOLDEN RING ROAD #110
FINAL INSPECT: ADDR2: BALTIMORE MD 21221
INSPECTOR: 15R PHONE #: 410-336-9666 LICENSE #: 50888
NOTES: AB/EDW...REISSUED TO REFLECT CORRECT CONTRACTOR PER APPL 4/7/17 AB
CANCELLED AT REQST OF ZONING/BLDG INSP (SETBACK REQUIREMENT) 7/19/17 JRF/KLL
PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

Prot. No. 2

TIME: 12:12:37 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/07/2017
DATE: 07/31/2017 BUILDING DETAIL 1 AB 11:34:28

DRC#

PERMIT # B933821 PLANS: CONST 00 PLOT 2 PLAT 0 DATA 0 EL 2 PL 2
TENANT

BUILDING CODE: CONTR: ALLIED REMODELING CORP OF CENTRAL MD
IMPRV 2 ENGNR:
USE 01 SELLR:

FOUNDATION BASE WORK: CONSTRUCT OPEN WOOD DECK 25'X12'=300SF WITH
3 3 STEPS TO GRADE, ON REAR OF SFD.

CONSTRUC FUEL SEWAGE WATER
2 1E 1E

CENTRAL AIR

ESTIMATED COST

8,000.00 PROPOSED USE: SFD & DECK

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 12:12:44 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/07/2017
DATE: 07/31/2017 BUILDING DETAIL 2 AB 11:34:28

PERMIT #: B933821	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 300	SIZE: 5000SF
	WIDTH: 25	FRONT STREET:
GARBAGE DISP:	DEPTH: 12	SIDE STREET:
POWDER ROOMS:	HEIGHT:	FRONT SETB: NC
BATHROOMS:	STORIES:	SIDE SETB: NC
KITCHENS:		SIDE STR SETB:
	LOT NOS: 22	REAR SETB: 30'+
	CORNER LOT: N	

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0053000.00
DATE:	LIBER:	IMPROVEMENTS: 0131800.00
MAP:	FOLIO:	TOTAL ASS.:
	CLASS: 04	

PLANNING INFORMATION

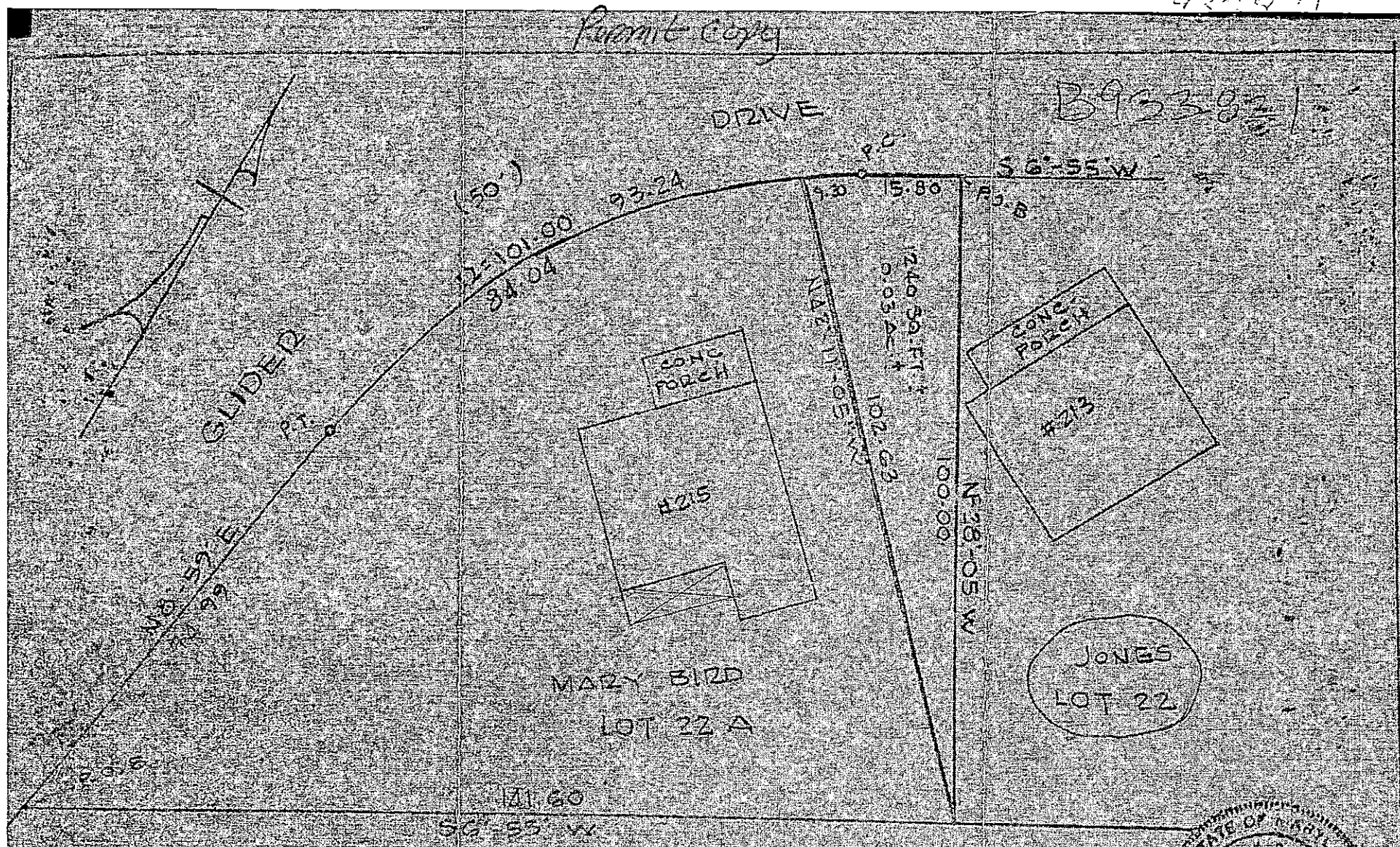
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL	PF2 - APPROVALS	PF7 - PREV. SCREEN	PF9 - SAVE
PF1 - GENERAL PERMIT	PF3 - INSPECTIONS	PF8 - NEXT SCREEN	CLEAR - MENU

Permit Copy

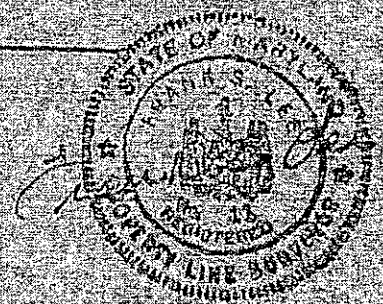
97-0-071

B933831



PLAT SHOWING PARCEL OF LAND TO BE CONVEYED BY
BIRD TO JONES
PART OF LOT 22 A SECT. 2 PLAT F
VICTORY VILLA
PLAT BOOK 22-114

15TH DISTRICT BALTIMORE CO. MARYLAND
SCALE 1" = 20' DATE 4-27-80



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

PAI # 150617

R-1957-4261-X
R-1963-0074-X

PAI # 150617

Pt. Bk./Folio # MPXX001

2400002053

PAI # 150617

Pt. Bk. 0000022, Folio 0116

Lot # P1

PAI # 150617

200

1504350902

Lot # 28

1502850320

Lot # 27

1516600889

Lot # 26

1516000860

Lot # 25

1512200670

Lot # 24
210

1503000170

Lot # 23

PAI # 150002

PAI # 150002

Pt. Bk./Folio # 022114

GLIDER DR

Actual footprint of property @ 2017

1519270750

Lot # 18

Lot # 19
1503472790

209
1519321250

Lot # 20

6 CD

15-ED

090B2 DR 5.5

NE-3-H

Martin State Airport Restriction

1502851150

Lot # 21

213

Lot # 22
1510451570

211 Glider

213 Glider

215

Lot # 22A 1515640234

Pt. Bk. 0000022, Folio 0114

219

2200025646

Lot # 1

PAI # 150668

PAI # 150668

PAI # 150668

PAI # 150668

Pt. Bk./Folio # MP95138

Lot # 3 2200025648

1000

Lot # 2 2200025647

1515640231

Pt. Bk./Folio # 017094

PAI # 150036

UREMS RD



An Exelon Company

CONTACT US
Customer Service:
Correspondence:

BGE.COM
800.685.0123
800.735.2258 (TTY-TTD)
P.O. Box 1475 Baltimore, MD 21203

**BGE
ELECTRIC
DELIVERY**



TAXES & FEES

**ELECTRIC SUPPLY
BGE**

Electric Choice ID: 2881309675

**BGE GAS
DELIVERY**



TAXES & FEES

**GAS SUPPLY
BGE**

Gas Choice ID: 2881309676

**OTHER
CHARGES
AND
CREDITS**



See details on page 3

**ELECTRIC
\$168.58**

**GAS
\$123.54**

**OTHER
\$3.90**

Bill Summary

Page 1 of 3

Peggy E Burley
Shirley R Burley
211 Glider Dr
Baltimore, MD 21220
Account # 2881301000
Issued Date: April 4, 2018

Previous Balance	\$532.02
Payments Received March 9, 2018	-\$270.86
BGE Outstanding Balance	\$261.16
Electric	\$168.58
Gas	\$123.54
Other charges and credits (See details)	\$3.90
Total amount due by April 27, 2018	\$557.18

Payment received after April 27, 2018 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

*March 2018
April*



An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

0125431 01 AV 0.375 **AUTO T8 0 2069 21220-4616 -C01-P25456-I1 3



Peggy E Burley
Shirley R Burley
211 Glider Dr
Baltimore, MD 21220-4616



Account # 2881301000

Total amount due by Apr 27, 2018 \$557.18

Payment Amount \$

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21288130100040000557188117200005665100

Prot. No 3

0125431-00385/8-00000001 or 00000006-C01-m1-2069-25436

Electric details

ANNUAL ELECTRIC USAGE

2017

2018



Residential - Schedule R

Billing Period: Mar 2, 2018 - Apr 3, 2018

Days Billed: 32

Next Scheduled Reading: May 2, 2018

Meter #G158552365 Read on Apr 3

Current Reading **79214** - Previous Reading **77916** = **1298 kWh used**

ELECTRIC SUPPLY				\$104.72
BGE	1298 kWh	x	.08068	104.72
BGE ELECTRIC DELIVERY				\$62.51
Customer Charge				7.90
EmPower MD Chg	1298 kWh	x	.0071	9.22
Distribution Chg	1298 kWh	x	.03462	44.94
ERI Initiative Chg	1298 kWh	x	.00035	0.45
TAXES & FEES				\$1.35
MD Universal Svc Prog				0.36
Envir Srchg	1298 kWh	x	.00015	0.19
Franchise Tax	1298 kWh	x	.00062	0.80
TOTAL				\$168.58

BGE SUPPLY PRICE COMPARISON INFORMATION

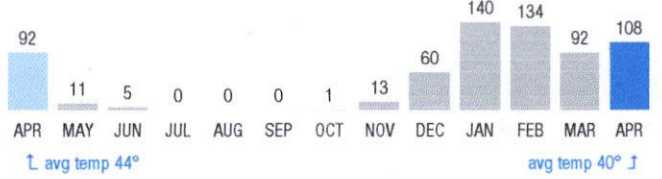
BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 8.068 cents/kWh, effective through May 31, 2018. SOS electricity will cost 7.677 cents/kWh beginning June 1, 2018 through September 30, 2018. The weighted average price of SOS electricity will be 7.926 cents/kWh through September 30, 2018. The price for SOS from October 1, 2018 through May 31, 2019 will be set in May 2018.

Gas details

ANNUAL GAS USAGE

2017

2018



Residential - Schedule D

Billing Period: Mar 2, 2018 - Apr 3, 2018

Days Billed: 32

Next Scheduled Reading: May 2, 2018

Meter #100045002 Read on Apr 3

Current Reading **1906** - Previous Reading **1809** = **97 Units** X Therm Factor **1.110** = **108 therms used**

GAS SUPPLY				\$48.13
BGE	97.88 therms	x	.4477	43.82
	10.13 therms	x	.4251	4.31
BGE GAS DELIVERY				\$74.98
Customer Charge				13.00
STRIDE Charge				2.00
Distribution Chg	108 therms	x	.5084	54.91
EmPower MD Chg	108 therms	x	.0469	5.07
TAXES & FEES				\$0.43
Franchise Tax	108 therms	x	.00402	0.43
TOTAL				\$123.54

IMPORTANT INFORMATION ABOUT YOUR BILL

- **Moving?** To stop or transfer service, contact BGE at least 3 business days prior to your move date. You are responsible for all service at your present address until you notify us.
- The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 17,610 kWh Gas 564 therms

Other ways to pay

Online
BGE.COM



In-person
America's Cash Express**
877.223.2274

Global Express**
800.989.6669

Pay-by-phone
Western Union Speed Pay**
888.232.0088

**Fee applies.





An Exelon Company

CONTACT US

Customer Service:

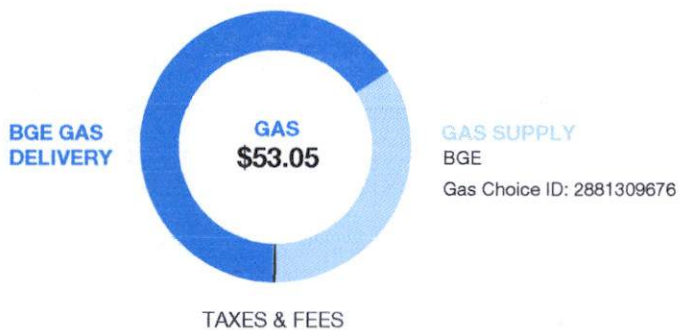
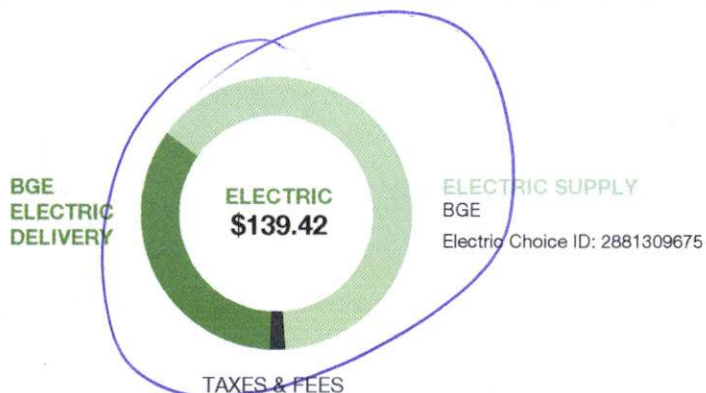
BGE.COM

800.685.0123

800.735.2258 (TTY-TTD)

Correspondence:

P.O. Box 1475 Baltimore, MD 21203



Bill Summary

Page 1 of 3

Peggy E Burley
Shirley R Burley
211 Glider Dr
Baltimore, MD 21220
Account # 2881301000
Issued Date: May 3, 2018

Previous Balance	\$557.18
Payments Received April 9, 2018	-\$265.06
BGE Outstanding Balance	\$292.12
Electric	\$139.42
Gas	\$53.05
Other charges and credits (See details)	\$4.36
Total amount due by May 29, 2018	\$488.95

Payment received after May 29, 2018 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.



An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

0129869 01 AV 0.375 **AUTO T4 0 2090 21220-4616 -C01-P29898-I1 3



Peggy E Burley
Shirley R Burley
211 Glider Dr
Baltimore, MD 21220-4616



Account # 2881301000

Total amount due by May 29, 2018 **\$488.95**

Payment Amount \$

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21288130100010000488950149900004963100

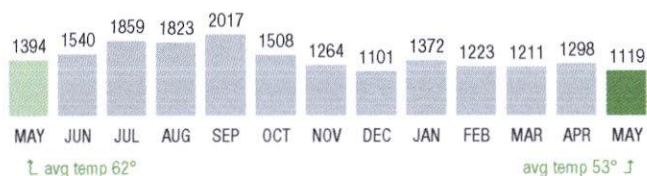
0129869-0070800-0000001 of 0000006-C01-m1-2090-29898

Electric details

ANNUAL ELECTRIC USAGE

2017

2018



Residential - Schedule R

Billing Period: Apr 3, 2018 - May 2, 2018

Days Billed: 29

Next Scheduled Reading: June 4, 2018

Meter #G158552365 Read on May 2

Current Reading	-	Previous Reading	=	1119
80333		79214		kWh used

ELECTRIC SUPPLY

BGE 1119 kWh x .08068 \$90.28

BGE ELECTRIC DELIVERY

Customer Charge 7.90

EmPower MD Chg 1119 kWh x .0071 7.94

Distribution Chg 1119 kWh x .02832 31.69

ERI Initiative Chg 1119 kWh x .00035 0.39

TAXES & FEES

MD Universal Svc Prog 0.36

Envir Srchg 1119 kWh x .00015 0.17

Franchise Tax 1119 kWh x .00062 0.69

TOTAL \$139.42**BGE SUPPLY PRICE COMPARISON INFORMATION**

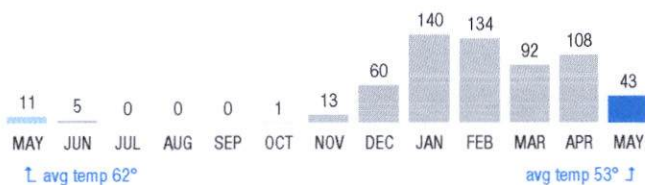
BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 8.068 cents/kWh, effective through May 31, 2018. SOS electricity will cost 7.677 cents/kWh beginning June 1, 2018 through September 30, 2018. The weighted average price of SOS electricity will be 7.926 cents/kWh through September 30, 2018. The price for SOS from October 1, 2018 through May 31, 2019 will be set in May 2018.

Gas details

ANNUAL GAS USAGE

2017

2018



Residential - Schedule D

Billing Period: Apr 3, 2018 - May 2, 2018

Days Billed: 29

Next Scheduled Reading: June 4, 2018

Meter #100045002 Read on May 2

Current Reading	-	Previous Reading	=	Units	X	Therm Factor	=	43
1946		1906		40		1.073		therms used

GAS SUPPLY

BGE 40.03 therms x .4251 17.02

2.97 therms x .4303 1.28

BGE GAS DELIVERY

Customer Charge 13.00

STRIDE Charge 2.00

Distribution Chg 43 therms x .4084 17.56

EmPower MD Chg 43 therms x .0469 2.02

TAXES & FEES

Franchise Tax 43 therms x .00402 0.17

TOTAL \$53.05**IMPORTANT INFORMATION ABOUT YOUR BILL**

- **Moving?** To stop or transfer service, contact BGE at least 3 business days prior to your move date. You are responsible for all service at your present address until you notify us.
- The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 17,335 kWh Gas 596 therms

Other ways
to pay

Online
BGE.COM



In-person
America's Cash Express**
877.223.2274

Global Express**
800.989.6669

Pay-by-phone
Western Union Speed Pay**
888.232.0088

**Fee applies.



COMPOSE



- Saved Chats
- 031117 Ale... 37
- alex 66
- Alex AMAZ... 25
- arla
- diane 23
- Diane - Jobs 19
- geek squad... 7
- Marcia Hill 7
- P. Matterson
- peggy 10
- shirley 1 35



Quick Contacts ▾ 🔍

A

All

asellitti@fhaicg.onmi...

B

betsy@callegarylawn...

burley4@verion.net

Hi Peggy E Burley, your Home Energy Report is here**BGE Smart Energy Manager** (info@smartenergy.bge.com) Fr

To: you Details ▾



An Exelon Company

Acct # ****301000

Save energy. Save money. Be energy smart.Looking for ways to reduce your energy use? Visit BGESmartEnergy.com to discover tips and insights for the best ways to save in your home.**i** You used **97%** more than your neighbors.Efficient
Neighbors

460 Energy Units

Oct 2017 - Nov 2, 2017

All Neighbors

700 Energy Units

COMPOSE



FOLDERS

- ✓ Saved Mail
- ✓ Saved Chats
- ✓ 031117 Ale... 37
- ✓ alex 66
- ✓ Alex AMAZ... 25
- ✓ arla
- ✓ diane 23
- ✓ Diane - Jobs 19
- ✓ ...
- ✓ geek squad... 7
- ✓ Marcia Hill 7
- ✓ P. Matterson
- ✓ peggy 10
- ✓ shirley 1 35



Quick Contacts

A

All

asejlitti@fhaicg.onmi...

B

Hi Peggy E Burley, your Home Energy Report is here**BGE Smart Energy Manager** (info@smartenergy.bge.com) FrTo: you Details 

An Exelon Company

Acct # ****301000

Save energy. Save money. Be energy smart.

Looking for ways to reduce your energy use? Visit BGESmartEnergy.com to discover tips and insights for the best ways to save in your home.

 You used 60% more than your neighbors.Efficient
Neighbors

703 Energy Units

*NW 3 - Dec 1
2017*

All Neighbors

1,027 Energy Units

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

1

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

1942

COMPOSE



More ▾

v Search Mail

Aol Today on AOL

Inbox 440

Drafts 47

Sent

Spam 154

Trash

Contacts

Calendar

v Folders

Saved Mail

Saved Chats

031117 Al...



Quick Contacts ▾

A

All

asellitti@fhaicg.onmi...

B

Hi PEGGY BURLEY, your Home Energy Report is here

discover tips and insights for the best ways to save in your home.

 You used **54%** more than your neighbors.Efficient
Neighbors

1,075 Energy Units

All Neighbors

1,476 Energy Units

You

2,270 Energy Units

Mar 3, 2018 - Apr 3, 2018

Energy Units represent a combination of electricity (kWh) and natural gas (therms). This comparison is based on approx. 95 nearby homes that are most similar to yours.

[Sign in](#) to learn more.*Feb 2 - March 2018***Manage your account on the go**

Download the free AOL mobile app today

COMPOSE



FOLDERS

- ✓ Saved Mail
- ✓ Saved Chats
- ✓ 031117 Ale... 37
- ✓ alex 66
- ✓ Alex AMAZ... 25
- ✓ arla
- ✓ diane 23
- ✓ Diane - Jobs 19
- ✓ geek squad... 7
- ✓ Marcia Hill 7
- ✓ P. Matterson
- ✓ peggy 10
- ✓ shirley 1 35



Quick Contacts

A
All
asellitti@fhaicg.onmi...

B

Hi PEGGY BURLEY, your Home Energy Report is here

 **BGE** (info@smartenergy.bge.com)

Fr

To: you Details



An Exelon Company

Acct # ****301000

Save energy. Save money. Be energy smart.

Looking for ways to reduce your energy use? Visit BGESmartEnergy.com to discover tips and insights for the best ways to save in your home.

 You used **73%** more than your neighbors.

Efficient
Neighbors

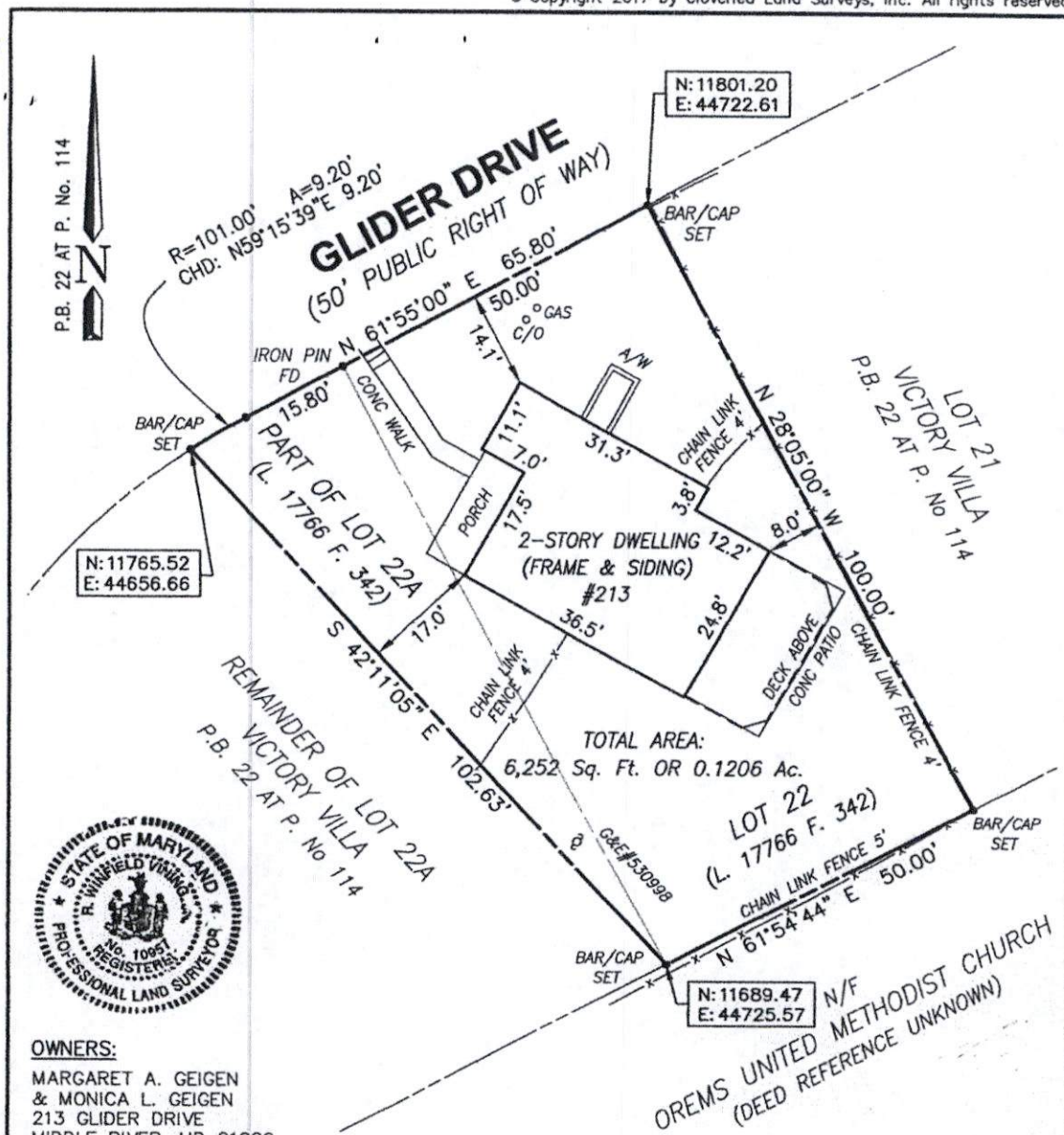
615 Energy Units

All Neighbors

872 Energy Units

April 4 2018 -
May 2 2018

EXHIBIT 2
PETS:



OWNERS:
MARGARET A. GEIGAN
& MONICA L. GEIGAN
213 GLIDER DRIVE
MIDDLE RIVER, MD 21220

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my professional knowledge and ability, that the plan shown hereon is correct; that it is based on a field survey performed under my direct supervision of:

A) the real property acquired by Margaret A. Geigan, Monica L. Geigan, & Patrick M. Jones by deed dated June 15, 2001 and recorded in the Land Records of Baltimore County, Maryland in Liber 15321 at Folio 280; and

B) the real property acquired by Margaret A. Geigan and Monica L. Geigan by deed dated March 17, 2003 and recorded in the Land Records of Baltimore County, Maryland in Liber 17766 at Folio 342;

and that property corner markers have been found or set as indicated hereon. No title report was reviewed in the preparation of this plat, so there may be encumbrances or other restrictions of use not shown hereon.

R. Winfield Vining, Jr.
August 28, 2017
Date
CLOVERLEA LAND SURVEYS, Inc.
R. WINFIELD VINING, Jr.
PROFESSIONAL LAND SURVEYOR
MD REG. No.: 10957

Cloverlea Land Surveys, Inc.
LAND SURVEYING - SITE PLANNING - CAD DRAFTSMEN
7053 BAY FRONT DRIVE - ANNAPOLIS, MD 21403
OFFICE (443) 203-2400 FAX (443) 458-0684

BOUNDARY SURVEY & IMPROVEMENT LOCATION DRAWING
LOT 22 & PART OF LOT 22A
IN SECTION 2, PLAT 'F' OF
VICTORY VILLA
AS DEPICTED ON
PLAT BOOK 22 AT PLAT No. 114
FIFTEENTH (15th) ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
AUGUST, 2017 - SCALE: 1" = 20'

Side Yard
Subject
Property
213 Glider



Glider Drive

PET- No. 3

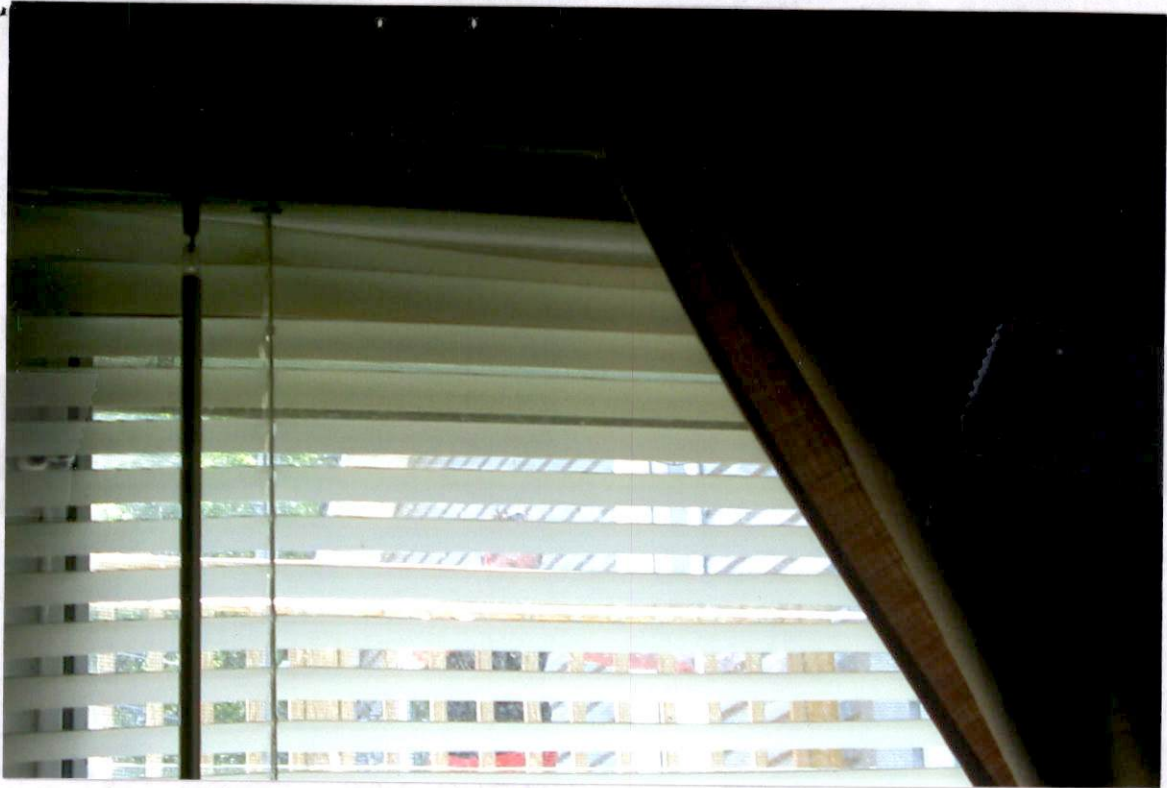
GILDER



Subject Property

213 GILDER DR.
BROOKLYN

No Privacy



↑
looking in my home

one occasion of many

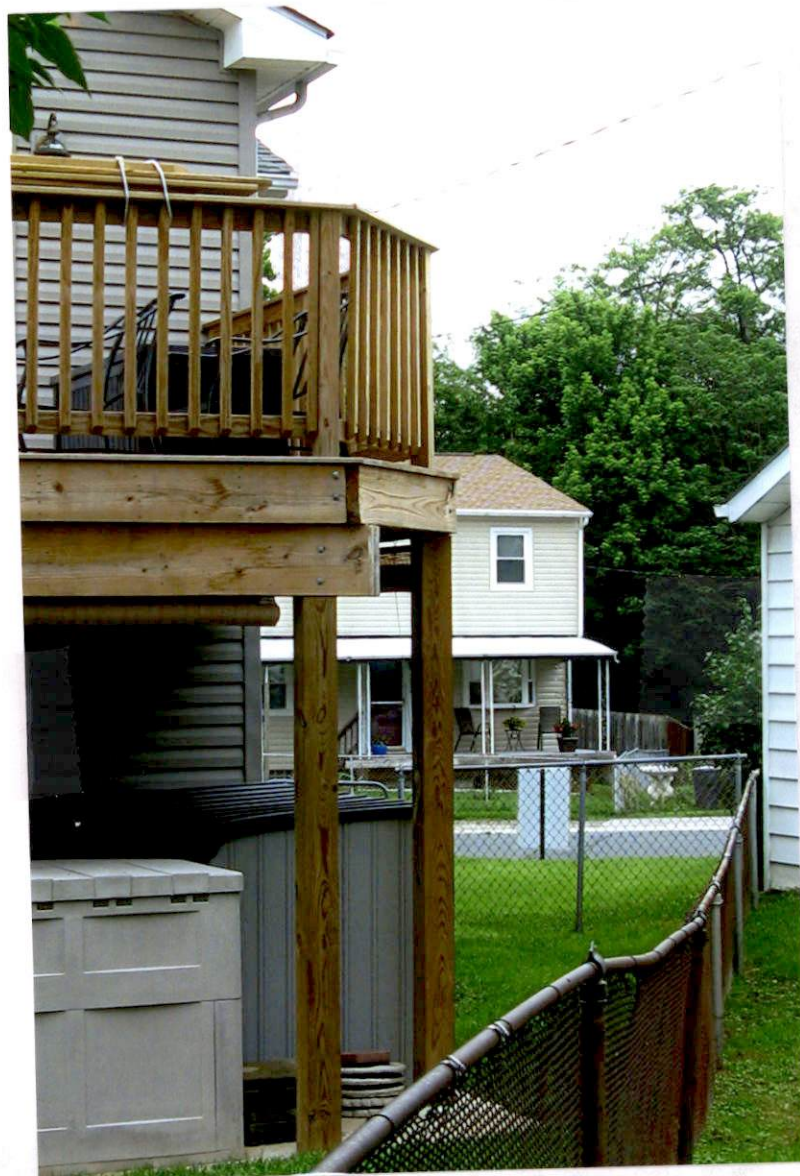
Everyone (family members)

+ Everything has been on the deck
invading our privacy

fishbowl
or
cave

Prot. No. 1

No Natural light





San/ight;



6/1
11 AM

Case No.: 2018-0252-SPHA-213 Reider Dr.

Exhibit Sheet

SLN
6-8-18

Petitioner/Developer

Protestants

No. 1	Plan	Photos
No. 2	Property survey	Bldg. permit docs.
No. 3	Photos	BGE Bills
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

6/1
11 AM

Case No.: 2018-0252-SPHA-213 Seider Dr.

Exhibit Sheet

SLN
6-8-18

Petitioner/Developer

Protestants

No. 1	Plan	Photos
No. 2	Property survey	Bldg. permit docs.
No. 3	Photos	BGE Bills
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

70 WR
RECEIVED
SEP 19 2018
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

September 18, 2018

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

Peggy E. Burley
Shirley Burley
Sharon Burley
211 Glider Drive
Baltimore, Maryland 21220

Re: *In the Matter of: Margaret Geigan and Monica Geigan – Legal Owners*
Case No.: 18-252-SPHA

Dear Messrs. Schmidt and Burley:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review** filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Duplicate Original Letter
Enclosure

c: Margaret Geigan
Monica Geigan
Office of People's Counsel
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Arnold Jablon, Deputy Administrative Officer, and Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
Michael E. Field, County Attorney/Office of Law

IN THE MATTER OF
MARGARET GEIGAN AND MONICA GEIGAN
LEGAL OWNERS AND PETITIONERS FOR
SPECIAL HEARING AND VARIANCE ON THE
PROPERTY LOCATED AT 213 GLIDER DRIVE

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 18-252-SPHA

* * * * *

ORDER OF DISMISSAL

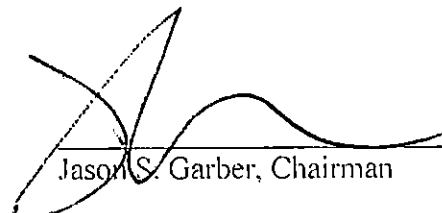
This matter comes to the Board of Appeals by way of an appeal filed by Peggy Burley, Shirley Burley, and Sharon Burley, Protestants and Appellants, from a final decision of the Administrative Law Judge dated June 8, 2018, in which the requested zoning relief was granted with conditions.

WHEREAS, the Board is in receipt of a letter of voluntary withdrawal of appeal filed on September 11, 2018, by Peggy Burley, Shirley Burley, and Sharon Burley, Protestants/Appellants (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Petitioner /Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of September 11, 2018,

IT IS ORDERED this 18th day of September, 2018 by the Board of Appeals of Baltimore County that the appeal taken in Case No. 18-252-SPHA be and the same is hereby **DISMISSED** with prejudice.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Jason S. Garber, Chairman

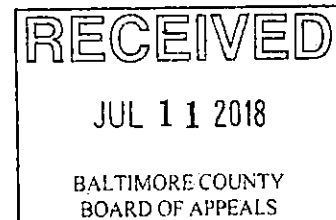


DONALD I. MOHLER III
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 11, 2018

Monica Geigan
Margaret Geigan
213 Glider Drive
Baltimore, Maryland 21220



RE: APPEAL TO BOARD OF APPEALS
Case No. 2018-0252-SPHA
Location: 213 Glider Drive

Dear Petitioners:

Please be advised that an appeal of the above-referenced case was filed in this Office on July 5, 2018. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", written over a horizontal line.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/sln

c: Baltimore County Board of Appeals
People's Counsel for Baltimore County
Shirley Burley, 211 Glider Drive, Baltimore, Maryland 21220

APPEAL

**Petitions for Special Hearing and Variance
(213 Glider Drive)
15th Election District – 6th Councilmanic District
Legal Owners: Margaret & Monica Geigan
Case No. 2018-0252-SPHA**

Petition for Variance Hearing (March 20, 2018)

Zoning Description of Property

Notice of Zoning Hearing (May 2, 2018)

Certificate of Publication (May 10, 2018)

Certificate of Posting 1st posting (May 12, 2018) –Linda O’Keefe

Certificate of Posting 2nd posting (May 31, 2018)- Linda O’Keefe

Entry of Appearance by People’s Counsel – March 26, 2018

Petitioner(s) Sign-in Sheet – One

Citizen(s) Sign-in Sheet – One

Zoning Advisory Committee (ZAC) Comments

Petitioner(s) Exhibits:

1. Plan
2. Property survey
3. Photos

Protestants Exhibits:

1. Photos
2. Bldg. permit docs.
3. BGE Bills

Miscellaneous (Not Marked as Exhibits)- Code Enforcement citation

Administrative Law Judge Order and Letter (Special Hearing Dismissed as unnecessary on June 8, 2018/ Petition for Variance Granted on June 8, 2018)

Notice of Appeal –July 5, 2018 by Shirley Burley, Peggy Burley & Sharon Burley (appeal fee waived by A. Jablon. Confirmed by Julie Sanders on July 10, 2018.)



PETITION FOR ZONING HEARING(S)

To be filed the Department of Permits, Approvals Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 213 Glider Drive which is presently zoned DR5.5 (Vested "A" Res.)

Deed References: 15321/00280 10 Digit Tax Account # 1510451570

Property Owner(s) Printed Name(s) Margaret Geigan, Monica Geigan

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve and confirm that an uncovered open deck does not obstruct light & ventilation, pursuant to Sections: 103.1 and 1B02.3.B, BCZR (Section X.A.2 of the 1945 Zoning Regulations)

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Waiver ~~Variance~~ from Section(s) 122.4 Baltimore County Building Code
To permit a proposed fence with a height of 8' in lieu of the
minimum required 6' (located on the property line in lieu of the
4 foot required setback)
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Margaret Geigan Monica Geigan
 Name #1 - Type or Print Name #2 - Type or Print

Margaret Geigan Monica Geigan
 Signature #1 Signature #2

213 Glider Dr. Balto. MD
 Mailing Address City State

21220 4439922328 geigan@comcast.net
 Zip Code Telephone # Email Address

Representative to be contacted:

Lee Giron
 Name - Type or Print

Lee Giron
 Signature

15852 Magnolia Dr. Freedom, PA
 Mailing Address City State

17349 443-564-8875 Giron.Lee@gmail.com
 Zip Code Telephone # Email Address

CASE NUMBER 2018-0252-SP41 Filing Date 3/29/2018 Do Not Schedule Dates: Reviewer JNP



PETITION FOR ZONING HEARING(S)

To be filed in the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 213 GLIDER Drive which is presently zoned DR5.5

Deed References: 15321/00280 10 Digit Tax Account # 1510451570

Property Owner(s) Printed Name(s) Margaret Geigan, Monica Geigan

(Vested)
"A" Res.

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a confirm that an uncovered open deck does not obstruct light & ventilation, pursuant to Sections: 103.1 and 1302.3.B, BCZR (Section) X.A.2 of the 1945 Zoning Regulations

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 122.4 BALTIMORE COUNTY Building Code to permit a proposed fence with a height of 8' in lieu of the minimum required 6' (located on property line in lieu of the 4' req'd setback).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Margaret Geigan, Monica Geigan
Name #1 - Type or Print Name #2 - Type or Print

Margaret Geigan, Monica Geigan
Signature #1 Signature #2

213 Glider Dr. Balto. MD
Mailing Address City State

21220 X 4439922328 X geigan@comcast.net
Zip Code Telephone # Email Address

Representative to be contacted:

Lee Giron
Name - Type or Print

Lee Giron
Signature

15852 MAGNOLIA Dr. Freedom, PA
Mailing Address City State

17349 443-564-8875 Giron.lee@gmail
Zip Code Telephone # Email Address

CASE NUMBER 2018-0252-SPHA Filing Date 3/29/2018

Do Not Schedule Dates: Reviewer JNP

Zoning Description for 213 Glider Drive

Beginning at a point on the SOUTH side of GLIDER DRIVE which is 50 feet wide at a distance of 330 feet EAST of the centerline of the nearest improved intersecting street being Orems Rd which is 40 feet wide.

Being Lot # 22 and part of 22A in the subdivision of Victory Villa as recorded in the Baltimore County plot book #22, Folio #114, containing 5,000 sqft and located in the 15th election district and 6th councilmatic district also know as 213 Glider Drive.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

NO 166129

Date: 3/20/2018

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0005		6150				150.00

Total: 150.00

Rec From: Lee Giroux

For: Special Hearing & Bldg Code Waiver
213 Glider Dr. - 2018-0252-SPHA
(Giroux, Lee)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS- ACTUAL TIME DRD
3/22/2018 3/20/2018 13:50:25
REG 0501 BALKIN LOR
RECEIPT # 70001 3/20/2018 0501
Dept 5 528 ZONING VERIFICATION
CR NO. 166129

Receipt for 150.00
4150.00 CL 0.00 LA
Baltimore County, Maryland

CASHIER'S
VALIDATION

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

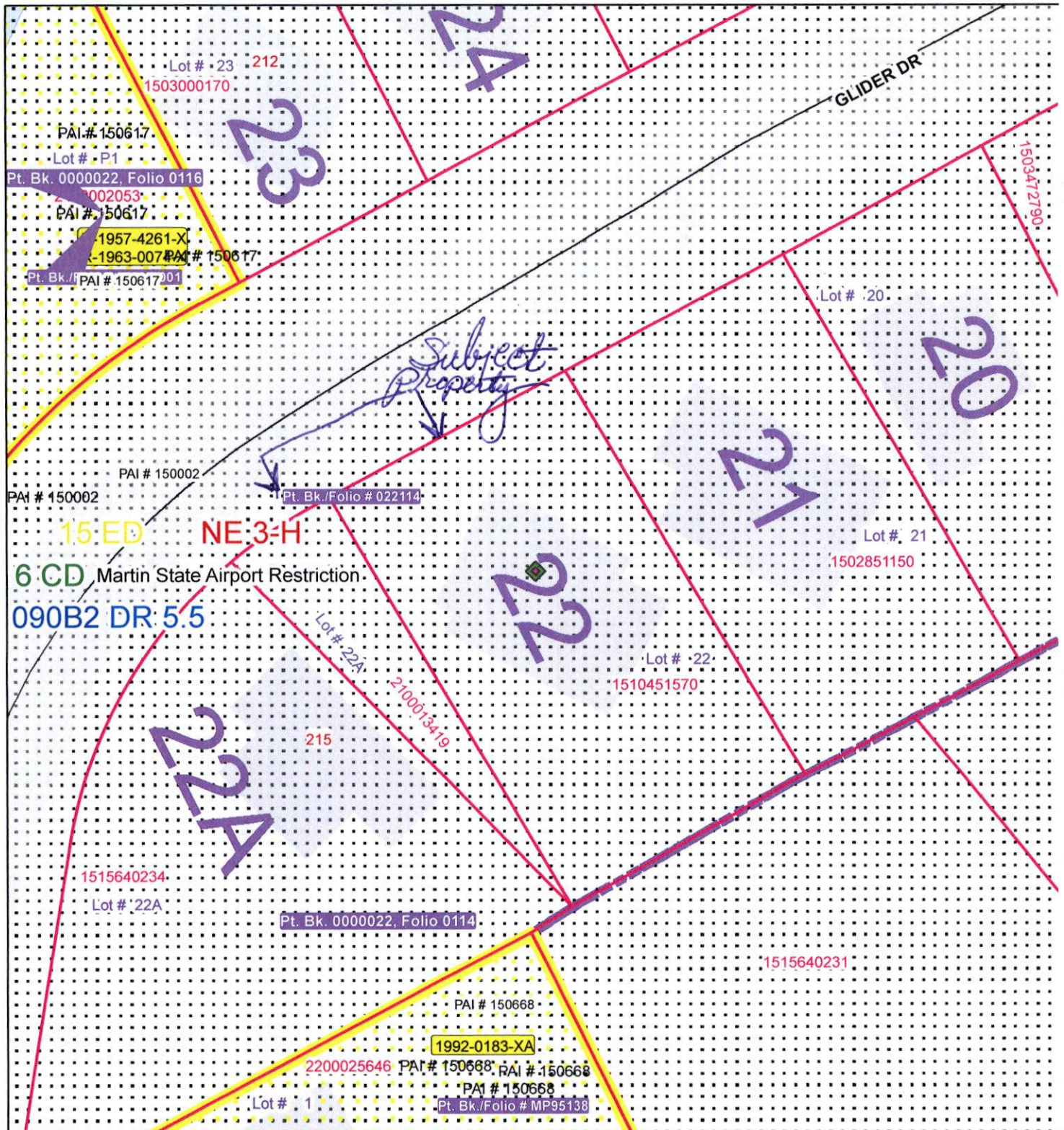
For Newspaper Advertising:

Case Number: 2018-0252-SPHA
Property Address: 213 Glider Drive
Property Description: S/S of Glider Avenue, 330 feet E. of Orems Rd.
Legal Owners (Petitioners): Margaret & Monica Gegan
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ms. Monica Gegan
Company/Firm (if applicable): _____
Address: 213 Glider Drive
BART, Md. 21220
Telephone Number: 443-992-2328

213 Gilder Drive



Publication Date: 11/30/2017



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 30 feet

2018-0252-SPH

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 15 Account Number - 1510451570							
Owner Information										
Owner Name:		GEIGAN MARGARET A/MONICA L JONES PATRICK M				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		213 GLIDER DR BALTIMORE MD 21220-4616				Deed Reference:		/15321/ 00280		
Location & Structure Information										
Premises Address:		213 GLIDER DR 0-0000				Legal Description:		213 GLIDER DR VICTORY VILLA		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	F
0090	0016	0584		0000	2		22	2018	Plat Ref:	0022/ 0114
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1942		2,076 SF				5,000 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		SIDING	2 full					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2018		As of 07/01/2017		As of 07/01/2018	
Land:			53,000		53,000					
Improvements			131,800		140,300					
Total:			184,800		193,300		184,800		187,633	
Preferential Land:			0						0	
Transfer Information										
Seller: JONES THEODORE F				Date: 06/21/2001				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /15321/ 00280				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: Approved 02/24/2009										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application							Date:			

Search Result for BALTIMORE COUNTY

2018-0252-5PHA

and

CHIEF ENGINEER	ROADS ENGINEER	CHIEF OF BATT. CO. MD.	DIRECTOR, WASHINGTON FIELD OFFICE
----------------	----------------	------------------------	-----------------------------------

George L. Byrley,
Clerk

SHORT RADIIUS CONVE DATA				
NR.	R	Δ	L	T
A	15"	30"	23.94	15"
B	15"	30"	23.51	15"

NOTE: COORDINATES SHOWN HEREON ARE EXTENSIONS MADE FROM BALTIMORE CITY COORDINATES. BEARINGS REFER TO TRUE NORTH AT BALTIMORE CITY

WILLIAM F NEALE
& ASSOCIATES
CIVIL ENGINEERS
BALTIMORE, MD.

DRAWING NO. 15 OF 20
SCALE: 1" = 50'
ALTERATIONS & ADDITIONS
BY: JAMES & JOHN B. DELANEY
DESIGNED: LAND SURVEYING COMPANY, INC.

MASS 1236-1414

Approved. B.C. Pl. Bd.
1956

1945 B.C. Pl. Bd.
1/2/45 - June 30, 1953

1955 B.C. Pl. Bd.
Adopted
March 30, 1955

Plat approved
by Director of
B.C. County Board
Planning
1/30/56

MARGARET A. GEIGEN
& MONICA L. GEIGEN
213 GLIDER DRIVE
MIDDLE RIVER, MD 21220

I hereby certify, to the best of my professional knowledge and ability, that the plan shown hereon is correct; that it is based on a field survey performed under my direct supervision of:

A) the real property acquired by Margaret A. Geigan, Monica L. Geigan, & Patrick M. Jones by deed dated June 15, 2001 and recorded in the Land Records of Baltimore County, Maryland in Liber 15321 at Folio 280; and

B) the real property acquired by Margaret A. Geigan and Monica L. Geigan by deed dated March 17, 2003 and recorded in the Land Records of Baltimore County, Maryland in Liber 17766 at Folio 342;

and that property corner markers have been found or set as indicated hereon. No title report was reviewed in the preparation of this plat, so there may be encumbrances or other restrictions of use not shown hereon.

not shown herein.



CLOVERLEA LAND SURVEYS, Inc.
R. WINFIELD VINING, Jr.
PROFESSIONAL LAND SURVEYOR
MD REG. No.: 10957

August 28, 2017

Date _____

JOB No. CLOV14-900-42

BOUNDARY SURVEY &
IMPROVEMENT LOCATION DRAWING
LOT 22 & PART OF LOT 22A
IN SECTION 2, PLAT 'F' OF
VICTORY VILLA

AS DEPICTED ON
PLAT BOOK 22 AT PLAT No. 114

FIFTEENTH (15th) ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
AUGUST, 2017 - SCALE: 1" = 20'

Cloverlea Land Surveys, Inc.

LAND SURVEYING - SITE PLANNING - CAD DRAFTSMEN
7053 BAY FRONT DRIVE - ANNAPOLIS, MD 21403
OFFICE (443) 203-2400 FAX (443) 458-0684

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 10, 2018 Issue - Jeffersonian

Please forward billing to:
Monica Geigan
213 Glider Avenue
Baltimore, MD 21220

443-992-2328

NOTICE OF ZONING HEARING

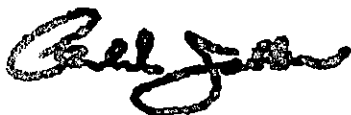
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0252-SPHA

213 Glider Drive
S/s Glider Drive, east of Orems Road
15th Election District – 6th Councilmanic District
Legal Owners: Margaret Geigan, Monica Geigan

Special Hearing to determine whether or not the Administrative Law Judge should approve and confirm that an uncovered open deck does not obstruct light and ventilation. Building Code Waiver: to permit a proposed fence with a height of 8 ft. in lieu of the minimum required 6 ft. (located on property line in lieu of the 4 ft. required setback.)

Hearing: Friday, June 1, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

September 11, 2018

In The Matter Of: Margaret Geigan and Monica Geigan

213 Glider Drive

15th Election District, 6th Councilmanic District

Case#18-252-SPHA



Andrea Van Arsdale, Direct/Department of Planning

Arnold Jablon, Director/PAI

Lawrence M. Stahl, Managing Administrative Law Judge

Micheal E. Field, County Attorney/Office of Law

Nancy C. West, Assistant county Attorney/Office of Law

Office of People's Counsel for Baltimore County

We the Protestant/Appellants: Peggy Burley, Shirley Burley and Sharon Burley
wish no longer to pursue this case.

We are requesting a dismissal concerning this case.

We do appreciate the effort on behalf of the Geigan's to protect our adopted son
from their pitbull.

Sincerely,

Peggy E. Burley

Peggy E. Burley
Shirley Burley

Shirley Burley
Sharon Burley

Sharon D. Burley

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

4/20

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

No Comment

3/28

DEPS
(if not received, date e-mail sent _____)

No Comment

FIRE DEPARTMENT

4/20

PLANNING
(if not received, date e-mail sent _____)NO OBJ w/
Condition

3/26

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

CB 1700501

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/10/18

SIGN POSTING (1st)

Date:

5/12/18

by

O'Keefe

SIGN POSTING (2nd)

Date:

by

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1510451570			
Owner Information					
Owner Name:	GEIGAN MARGARET A/MONICA L JONES PATRICK M		Use:	RESIDENTIAL	
Mailing Address:	213 GLIDER DR BALTIMORE MD 21220-4616		Principal Residence:	YES	
			Deed Reference:	/15321/ 00280	
Location & Structure Information					
Premises Address:		213 GLIDER DR 0-0000		Legal Description: 213 GLIDER DR VICTORY VILLA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0090	0016	0584		0000	2 22
			Assessment Year:	Plat No:	F
			2018	0022/ 0114	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1942	2,076 SF		5,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2018	As of 07/01/2017	As of 07/01/2018
Land:		53,000	53,000		
Improvements		131,800	140,300		
Total:		184,800	193,300	184,800	187,633
Preferential Land:		0			0
Transfer Information					
Seller: JONES THEODORE F		Date: 06/21/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15321/ 00280		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2017	07/01/2018
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/24/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections.

DATE: 4/19/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-252

INFORMATION:

Property Address: 213 Glider Drive
Petitioner: Margaret Geigan, Monica Geigan
Zoning: DR 5.5
Requested Action: Special Hearing, Waiver

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve and confirm that an uncovered, open deck does not obstruct light and ventilation and also a waiver to the Baltimore County Building Code to permit a proposed fence with a height of 8', located on the property line in lieu of the maximum permitted 6' height and required 4' property line setback.

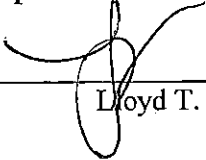
The property is the subject of Violation Case # CB1700501.

The Department of Planning has no objection granting the requested zoning and code relief conditioned upon the following:

- The petitioners must demonstrate to the satisfaction of the Administrative Law Judge that they have successfully addressed the aforementioned violation case.

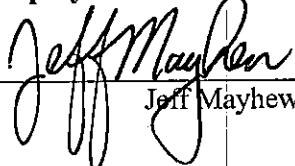
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:

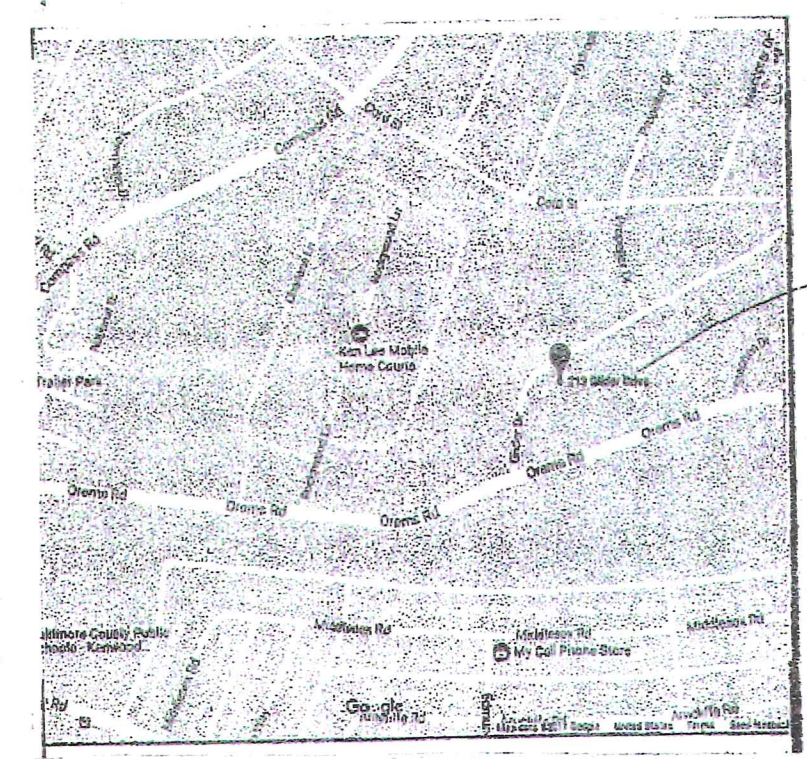


Jeff Mayhew

AVA/KS/LTM/

c: Ngone Seye Diop
Lee Giroux
Office of the Administrative Hearings
People's Counsel for Baltimore County

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH ☒)
ADDRESS 213 GLIDER DRIVE OWNER(S) NAME(S) MARGARET & MONICA GEIGAS
SUBDIVISION NAME VICTORY VILLA LOT # 82028A BLOCK # _____ SECTION # 2
PLAT BOOK # 22 FOLIO # 114 10 DIGIT TAX # 1510451570 DEED REF. # 17766/00342
42100013419



Subject Property
GLIDER DRIVE

GLIDER DRIVE

50' ROW



*All chain links (yellow) fence to be replaced with 8' vinyl fence (2 1/4' line & 1' new proposed fence)



PLAN DRAWN BY Lee Giroux DATE Nov. 27, 17 SCALE: 1 INCH = 20' FEET

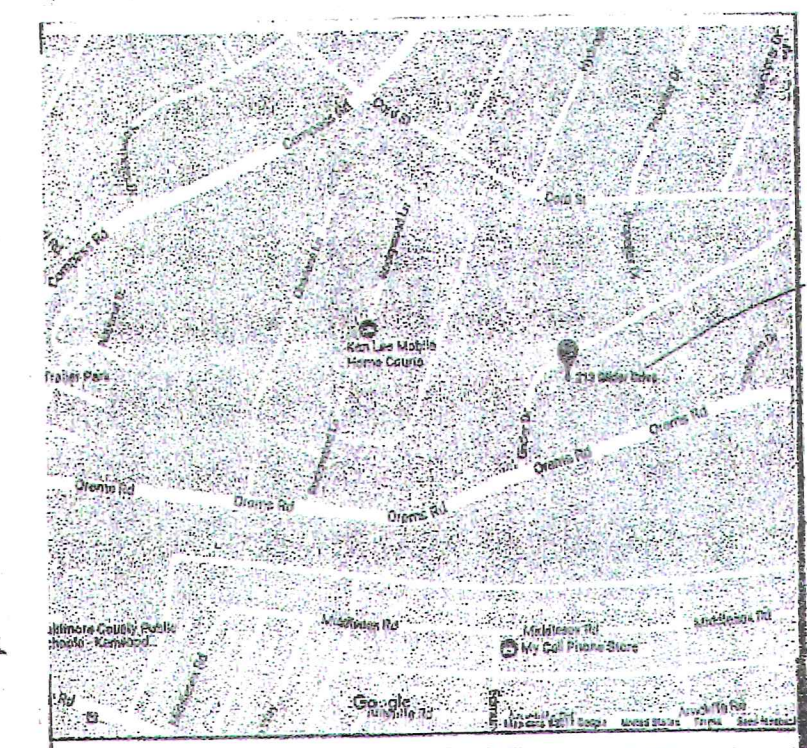
ZONING MAP# 090B-2
SITE ZONED DR 5.5 (VESTED "A" RESIDENCE)
ELECTION DISTRICT 15
COUNCIL DISTRICT 6TH
LOT AREA ACREAGE 0.1206
OR SQUARE FEET 6,252
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

PETS. Ex. No. 1

CB 1700501 - PLS see attached
VIOLATION CASE INFO: yes

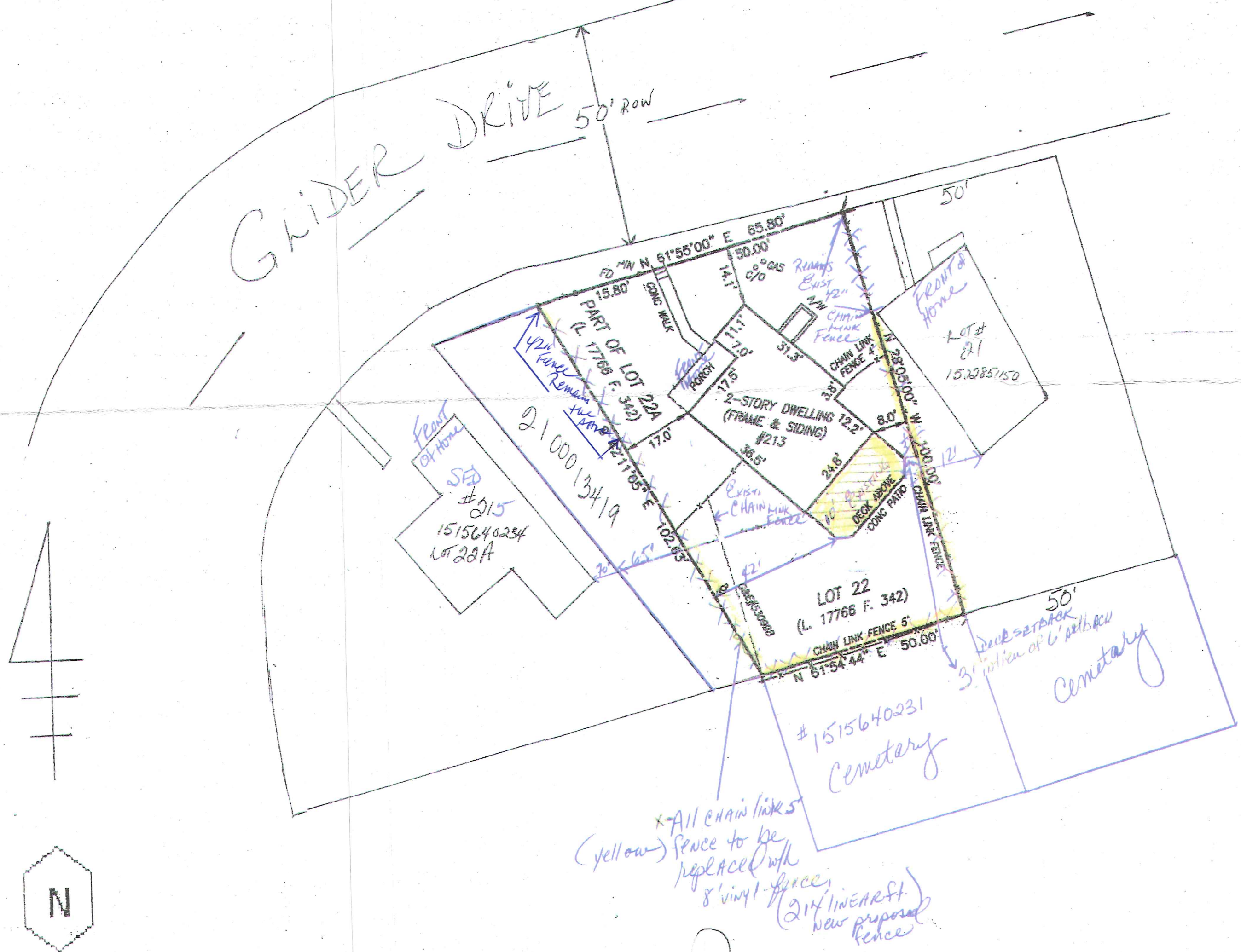
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)
ADDRESS 213 GLIDER DRIVE OWNER(S) NAME(S) MARGARET & MONICA GEIGAN
SUBDIVISION NAME Victory Villa LOT # 22A BLOCK # SECTION # 2
PLAT BOOK # 22 FOLIO # 114 10 DIGIT TAX # 1510451570 DEED REF. # 17766100342
42100013419

SITE VICINITY MAP



Subject Property
Glider Drive

ZONING MAP# 090B-2
SITE ZONED DR 5.5 (VESTED "A" RESIDENCE)
ELECTION DISTRICT 15
COUNCIL DISTRICT 6TH
LOT AREA ACREAGE 0.1206
OR SQUARE FEET 6,252
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE ☐
SEWER IS:
PUBLIC ☒ PRIVATE ☐
PRIOR HEARING?
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW



PLAN DRAWN BY Lee Giroux DATE Nov. 27, 17 SCALE: 1 INCH = 20' FEET

CB 1744501 As per Attached
VIOLATION CASE INFO: yes